



**PUBLIC REQUEST TO ADDRESS  
THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS  
HOLLY J. MITCHELL  
LINDSEY P. HORVATH  
JANICE HAHN  
KATHRYN BARGER

**Correspondence Received**

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
42.	76, 77, 78, 79, 80, 81	<b>Oppose</b>	Sigrid Waggener	The Enclosures referenced in and incorporated in this letter have been concurrently provided to Ms. Kathy Park, County Counsel, Ms. Amy J. Bodek, Director of Regional Planning and Ms. Mi Kim, Section Head, East San Gabriel Valley Area Plan: manatt-my.sharepoint.com/:b:/p/nadler/EU7nBNpD_MRGp3WaM2VjmoBAdhONTxTJsC9QAcl0TevTQ
		<b>Item Total</b>	<b>1</b>	
<b>Grand Total</b>			<b>1</b>	



**Sigrid R. Waggener**  
**Partner**  
Manatt, Phelps & Phillips, LLP  
Direct Dial: (415) 291-7413  
E-mail: swaggener@manatt.com

May 20, 2024

**VIA ONLINE PORTAL & PERSONAL DELIVERY**

Los Angeles County Board of Supervisors  
Attn: Executive Office of the Board  
Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 383  
Los Angeles, CA 90012

***Re: East San Gabriel Valley Area Plan Ordinance; Resolution adopting the East San Gabriel Valley Area Plan; Certification of the Final Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554; Board of Supervisors Meeting May 21, 2024 Agenda Item No. 42***

Honorable Supervisors:

This firm represents Aera Energy LLC (“Aera”), and we again appreciate the opportunity to object to the County’s proposed adoption of the East San Gabriel Valley Planning Area and all related actions, including adoption of General Plan Amendment No. RPPL2022003554, Project No. 2020-00612, and certification of Final Program Environmental Impact Report (“PEIR”), Environmental Assessment No. RPPL2022003550.

As the County knows, Aera has already filed litigation challenging the County’s East San Gabriel Valley Area Plan, and its associated General Plan Amendment, Ordinance and Zone Change (together, “the Project”), given that the County has taken the erroneous position that it already approved this Project on January 30, 2024, and filed a Notice of Determination (“NOD”) for the Project on March 28, 2024. As detailed in our lawsuit, filed April 26, 2024, this NOD was filed in violation of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (“CEQA”).<sup>1</sup>

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<sup>1</sup> Pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), section 15094, a Notice of Determination shall be filed “within five working days after deciding to carry out or approve the project.” The County’s own agenda materials for the May 21, 2024 BOS hearing admit that the project ***has not yet been approved***. Even if the Project had been approved on January 30, 2024, as stated in the NOD, the NOD was filed months later, not within “five working days.” For all these reasons, the NOD filed by the County on March 28, 2024 has no legal value and in no way limits Aera’s ability to raise any and all claims as to the inadequacy of the PEIR and the substantive and procedural violations of CEQA that the County would commit in the event it adopts the Project on May 21, 2024.



As addressed in detail in our prior comment letters on this Project, which are enclosed herewith *and fully incorporated herein by reference*, as well as our April 26, 2024 lawsuit, also enclosed herewith *and fully incorporated herein by reference*, the County cannot adopt the Project for the following reasons:

- At no point during the years-long process of developing the Area Plan did the County advise the public or Aera that it would consider a degradation and disallowance of existing uses for the Aera's property or any other properties within plan boundaries, and, in violation of due process, Aera was affirmatively *excluded* from meetings and collaborations with other community stakeholders;
- The Project would affect an eighty-eight (88) percent diminution of the gross density allowance for Aera's property, in contradiction of statements included in the PEIR;
- The PEIR does not disclose, and indisputably does not analyze, the consequences of the re-designation of Aera's property, in violation of CEQA;
- The PEIR cannot rely on an ever-changing "Web App" to constitute its "Project Description" or excuse numerous omissions, inconsistencies, and errors in the PEIR;
- The PEIR fails to consider impacts associated with mineral resources;
- The PEIR takes an internally inconsistent and inaccurate approach to assessment of aesthetic impacts;
- The PEIR fails to adequately assess impacts to candidate, sensitive, and special status species;
- The PEIR fails to adequately address impacts to population and housing;
- The PEIR does not include adequate and accurate responses to comments ("RTCs") on the Draft PEIR;
- The PEIR fails to describe and disclose potential air quality impacts to sensitive receptors and impacts associated with odor emissions;
- Because of the above failures, the County cannot adopt findings supported by substantive evidence, supporting certification of the PEIR and approval of the Project, in violation of CEQA;
- Adoption of the Project violates state planning and zoning law and the Project is inconsistent with the County General Plan, including numerous land use,

mobility, and natural resources goals and policies; and

- Adoption of the Project impairs Aera's vested rights and constitutes an unconstitutional taking of Aera's property without just compensation.

Aera continues to urge the County to refrain from re-designating Aera's property as part of this Project. To date, the County's actions in relation to this Project have failed to take into account the on-the-ground conditions of Aera's property, the significant oil and gas uses currently in place, and Aera's reliance on and investment-backed expectations for the property's future development for residential, conservation, and other beneficial community uses. The County has an opportunity to remedy these procedural and substantive violations of the law on May 21, 2024, and should do so to avoid continued litigation in relation to this matter.

Sincerely,



Sigrid R. Waggener  
MANATT, PHELPS & PHILLIPS, LLP

CC: Kathy Park, Deputy County Counsel (email)  
Amy J. Bodek, Director, Department of Regional Planning (email)  
Mi Kim, Section Head, East San Gabriel Valley Area Plan (email)

May 20, 2024 Aera Energy LLC Comment Letter on Board of Supervisors Meeting Agenda  
Item No. 42

Attachments:

- April 11, 2023 comment letter from George Basye, Aera Energy LLC
- April 11, 2023 comment letter from Michael S. James, Aera Energy LLC
- August 8, 2023 comment letter from Sigrid Waggener, Manatt, Phelps & Phillips, LLP
- January 29, 2024 comment letter from Sigrid Waggener, Manatt, Phelps & Phillips, LLP
- April 26, 2024 Verified Petition for Writ of Mandate and Complaint for Declaratory Relief and Damages



**Sigrid R. Waggener**  
Partner  
Manatt, Phelps & Phillips, LLP  
Direct Dial: (415) 291-7413  
E-mail: swaggener@manatt.com

May 20, 2024

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Sincerely,



Sigrid R. Waggener  
MANATT, PHELPS & PHILLIPS, LLP

CC: Kathy Park, Deputy County Counsel (email)  
Amy J. Bodek, Director, Department of Regional Planning (email)  
Mi Kim, Section Head, East San Gabriel Valley Area Plan (email)

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April 11, 2023

VIA EMAIL ([commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov))

Mi Kim, Supervising Regional Planner  
COUNTY OF LOS ANGELES  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012

**Re: *East San Gabriel Valley Area Plan – Comments on Draft Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554***

Dear Ms. Kim:

Aera Energy, LLC (“Aera”) is the owner of 2,292 acres within the unincorporated Rowland Heights Community of Los Angeles County (“County”), and an additional 322 acres in the unincorporated area south of the City of Diamond Bar (collectively, the “Aera Property”) – see the attached Exhibit “A” for reference. Aera received a Notice of Availability (“NOA”) from the County regarding the County’s preparation of a the Draft Environmental Impact Report (“DEIR”) for its proposed East San Gabriel Valley Area Plan (“ESGVAP”). Aera is compelled to point out that the NOA it received did not inform Aera that the Aera Property would be impacted by the ESGVAP. To the Contrary, the NOA led Aera to believe that the Aera Property would be unaffected by ESGVAP implementation. However, when Aera conducted additional investigation, it located a County interactive website, which disclosed that the County is proposing to *downzone* Aera’s 2,292 acres within the unincorporated Rowland Heights Community. Specifically, the County is proposing to downzone this land from N-1 to RL-40, which is the lowest density designation in the County. Aera strenuously objects to this downzoning and urges the County to avoid taking this action for the reasons discussed below.

Aera submits this comment letter concurrently with a companion letter from Aera’s Senior Legal Counsel, Michael James. Mr. James’ letter outlines specified legal deficiencies of the ESGVAP as to the Aera Property and we concur with Mr. James’ comments, but do not repeat them here. The purpose of this companion letter is to clearly articulate our concern that the downzoning of vast portions of the Aera Property without any advance notice or discussion with Aera is inconsistent with and detrimental to over a decade of constructive and collaborative discussions between Aera and County staff regarding potential future uses of the Aera Property.

Aera has undertaken extensive research and analysis to document the opportunities and constraints associated with the Aera Property. This research and analysis includes technical studies such as wildlife biology surveys, vegetation mapping, wetlands delineations, and geology and geotechnical investigations, among other matters. These studies demonstrate that the Aera



M. Kim, Supervising Regional Planner  
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Property could accommodate a variety of potential future uses that recognize the significant potential and location of this property while respecting and furthering the open space, habitat, viewshed, connectivity and other priorities expressed in the ESGVAP.

Further, Aera's biology studies indicate that full ecological potential of the Aera Property will require intervention from a biology and habitat standpoint. Restoration, not simply preservation, is required to achieve the biological functions envisioned in the ESGVAP and related documents. A cooperative effort between Aera and the County could achieve habitat restoration and management at no cost to the public while ensuring that open space and park dedications become permanent and available for public uses compatible with biologic functions.

Much is made of the fact that portions of the Aera Property are subject to a Significant Ecological Area ("SEA") overlay. As noted above, however, much of the ecological value of the Aera Property is *merely potential*, not existing. Significant restoration resources would need to be brought to bear to realize actual ecological potential. Additionally, we remind all stakeholders that the SEA designation is intended to ensure that alternative future uses of the site are compatible with ecology goals, not to preclude well-planned, thoughtful, and productive use of the land.

The 2,292 acres of the Aera Property located within the Rowland Heights Community are located in close proximity to the jobs-rich areas along the SR-57 and -60 freeway corridors and also the jobs-rich City of Brea to the south. That context cannot be ignored in considering appropriate future uses for the Aera Property. The Aera Property is quite large and it sits in the midst of both ecological and human dynamics, all of which factor into the comprehensive consideration of the evolution of future uses on the site.

In conclusion, the Aera Property is an unusually large contiguous property in private ownership encompassing four square miles. Aera is confident it can accommodate a variety of purposes with sensitive planning and a cooperative effort among stakeholders. A balanced plan for future uses could permanently establish essential habitats, designated wildlife corridors, and create other ecological opportunities while providing public access to regional trails and numerous other recreational pursuits. Downzoning will only invite long term litigation and ensure the property remains off-limits to the public. For all of these reasons, Aera respectfully requests that any proposed change in use or other alteration of the governing standards under the existing Rowland Heights Community Plan for the Aera Property be removed from the proposed ESGVAP. We appreciate your consideration and attention to these concerns.

DocuSigned by:  
Sincerely,  
  
George Basye  
ADB489C1BA51444

Vice President, Fee Lands  
Aera Energy LLC



April 11, 2023

VIA EMAIL ([commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov))

Mi Kim, Supervising Regional Planner  
COUNTY OF LOS ANGELES  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012

**Re: *East San Gabriel Valley Area Plan – Comments on Draft Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554***

Dear Ms. Kim:

## INTRODUCTION

Aera Energy LLC (“Aera”) appreciates the opportunity to comment on the Draft Environment Impact Report (“DEIR”) for the proposed Los Angeles County (“County”) East San Gabriel Valley Area Plan (“Area Plan”). We ask that the County include this comment letter in the record of proceedings for Advance Planning Case No.: RPPL2022003554 and respond to the environmental concerns raised herein in accordance with its obligations under the California Environmental Act (“CEQA”).

As County staff is aware, Aera owns 2,614 acres within the proposed Area Plan (“Aera Property”). By and through adoption of the Area Plan, the County proposes to *downzone* the vast majority of the Aera Property, yet the Aera Plan and its corresponding Draft Environmental Impact Report (“DEIR”) utterly fail to disclose and analyze the proposed changes to the use designations and/or zoning for the Aera Property. To understand the scope and magnitude of changes the County proposes, Aera was forced to undertake its own investigation utilizing the County’s GIS planning tool.<sup>1</sup> That investigation, not the Area Plan or DEIR, disclosed that the County proposes to downzone significant portions of the Aera Property by assigning those portions of real property “degraded” use designations.

This purported downzoning is disconcerting, given that the Area Plan and DEIR make it clear that the County intends to incentivize and facilitate higher density housing and commercial activity within a one-mile radius of existing and potential future transit opportunities. However, as discussed below, such “smart growth” strategies are not mutually exclusive nor prohibitory of potential future use of the Aera Property justifying or in any way rendering necessary or correlated the proposed use changes in the Area Plan.

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<sup>1</sup> <https://lacounty.maps.arcgis.com/apps/instant/lookup/index.html?appid=4aa28c9e872a4f4381c3fb9cab5d228d>

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COUNTY OF LOS ANGELES, Department of Regional Planning  
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As discussed further below, such downzoning violates state housing law. Furthermore, such downzoning is not disclosed or analyzed anywhere in the DEIR or any maps in the DEIR's appendices. The proposed alternative use classification for much of the Aera Property, Rural Land 40 ("RL40"), is never mentioned in the proposed Area Plan text, is never referenced in the DEIR, and is nowhere to be found on any of the legends in the maps of proposed land uses in the public review materials or the appendices to the DEIR. Thus, any such use change would be illegal under the California Government Code and would violate CEQA in many respects, as also discussed further below. Accordingly, we ask that the use designations and zoning for the entirety of the Aera Property remain unchanged.

Filed concurrently with this legal analysis is a letter from Aera real estate professionals that have carried on a collaborative and productive dialogue with County staff for over a decade regarding potential future uses for the Aera Property. These Aera representatives, or any Aera representatives for that matter, had no advance notice of any proposed change in use designation or downzoning in conjunction with the Area Plan or otherwise. As explained in that companion letter, such changes are both antithetical and inconsistent with both the substance and spirit of that collaborative dialogue to date. Consistent with the request of this letter based on the legal infirmities addressed herein, that letter requests that no change be made to either the use designations or zoning for the Aera Property.

### **The Area Plan**

The Area Plan collectively includes a proposed General Plan Amendment, Ordinance, and Zone Change, all of which would take effect upon adoption of the Area Plan by the County Board of Supervisors. All of these components of the Area Plan collectively make up the "Project" that is analyzed in the DEIR under CEQA. (DEIR, Chapter 3.) The Area Plan purports to provide a planning vision for 24 unincorporated communities in East San Gabriel Valley. The text of the Area Plan, the DEIR, and Notice of Availability of the DEIR each present a focused and consistent intent and purpose for the land encompassed within the Area Plan. As stated in the DEIR: "The ESGVAP includes changes in land use designations and zoning in order to *increase* residential density and commercial and mixed uses in areas near transit amenities." (DEIR, pg. ES-1, *emphasis* added.) The DEIR elaborates further on this point in its discussion of the proposed General Plan Amendment as follows:

"Propose[ ] land use changes to *increase* housing and enhance commercial and residential development within one mile of major transit stops, within a half mile of HQTAs, and near major intersections where there is accessibility to existing or proposed frequent transit and commercial services. The goal of these land use changes would be to target growth near transit and active transportation facilities and everyday commercial services, and coordinate growth with improvements and investments that

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support walkable, thriving, and connected communities.” (DEIR, pg. 3-7, *emphasis* added.)

There is an existing community plan for Rowland Heights, and the Area Plan would supersede that plan and govern the area, including the Aera Property and its existing use designations under the Rowland Heights Community Plan, only according to the proposed provisions of the Area Plan. (*See*, DEIR, pp. 3-1, 3-4.)

In the entirety of the text of the proposed Area Plan and the DEIR, there is no mention whatsoever of downzoning or changes to a less intense use designation for the Aera Property, or any other properties for that matter. Similarly, the Notice of Availability did not disclose the proposed downzoning or less intense use designation changes. As noted above, the RL40 General Plan use designation is never referenced in the Notice of Availability, the text of the DEIR, the maps in the appendices to the DEIR, explanatory public review materials for the Rowland Heights portion of the Area Plan,<sup>2</sup> or, based on our review, any written materials publicly available related to or analyzing the proposed Area Plan. Perhaps most conspicuous, Appendix C of the DEIR purports to include maps depicting the new allowable use designations and zoning for each community included in the Area Plan. The map purporting to depict the new allowed uses for the Rowland Heights community does not even include an RL40 designation in its legend nor the map itself.<sup>3</sup>

### **The Aera Property**

Aera owns 2,292 acres within the Rowland Heights community of the Area Plan and an additional 322 acres in the South Diamond Bar community of the Area Plan. The Aera Property borders the southern boundary of the Area Plan, the Rowland Heights portions lying west of the 57 freeway, and the South Diamond Bar acreage lying to the east.

Existing use designations under the Rowland Heights Community Plan, a component of the County’s General Plan, include Non-Urban 1 (“N1”), Urban 1 (“U1”), and others. These designations allow for residential uses. According to the interactive GIS planning tool posted by the County – though not discussed or mapped on any Area Plan or DEIR materials – the lowest density designation in the entire County General plan, RL40, is now proposed for much of the Aera Property.

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<sup>2</sup> For example, see the Rowland Heights Community Profile document at [https://planning.lacounty.gov/site/esgvap/wp-content/uploads/2019/03/ESGV\\_RowlandHeights\\_ComProfile\\_20190304.pdf](https://planning.lacounty.gov/site/esgvap/wp-content/uploads/2019/03/ESGV_RowlandHeights_ComProfile_20190304.pdf)

<sup>3</sup> Appendix C is available at [https://planning.lacounty.gov/site/esgvap/wp-content/uploads/2023/02/Appx-C\\_LU-Zoning-Change-Figs.pdf](https://planning.lacounty.gov/site/esgvap/wp-content/uploads/2023/02/Appx-C_LU-Zoning-Change-Figs.pdf)

M. Kim, Supervising Regional Planner  
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## **THE PROPOSED DOWNZONING TO A LESS INTENSE USE DESIGNATION VIOLATES STATE HOUSING LAW**

California is in the midst of an unprecedented housing crisis. The California Legislature has passed a myriad of laws aimed at incentivizing and streamlining housing approvals and production as well as curtailing the legal discretion of cities and counties to deny or restrict housing. One such provision prohibits a city or county from changing use designations to less intense allowance for housing where governing regulations as of 2018 permitted residential uses. Specifically, the Housing Crisis Act of 2019 provides in relevant part:

“Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, ‘less intensive use’ includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.” (Ca. Gov. Code § 66300, subd. (b)(1)(A).)

The use designations governing the Area Property under the existing Rowland Heights Community Plan – in place since and well before 2018 – allow for residential uses. As noted above, however, the Area Plan proposes to reduce the residential allowance to “less intense use,” the least intense use allowed under the County General Plan, in fact, RL20. Such degradation of allowed residential use is in direct violation of section 66300 of the Government Code. Accordingly, no change in the use designation or zoning of the Area Property should be undertaken with the Area Plan.

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## **THE DEIR'S FAILURE TO INCLUDE OR IN ANY WAY ANALYZE THE PROPOSED CHANGE IN USE OR DOWNZONING OF THE AERA PROPERTY VIOLATES CEQA**

An EIR must be prepared with a sufficient degree of analysis to provide decision-makers with the information needed to make an intelligent decision concerning a project's environmental consequences. (Guidelines § 15151.)<sup>4</sup> Included with that mandate is that an EIR must include a description of the existing environment in the vicinity of the project from both a local and regional perspective. (Guidelines § 15125(a).) This discussion of the "environmental setting" should include an analysis of any inconsistencies between the proposed project and applicable general, specific, or regional plans. (Guidelines § 15125(d).)

An EIR's project description must include the entire project being proposed for approval and not just certain aspects of it. (Guidelines § 15378; *Habitat & Watershed Caretakers v. City of Santa Cruz* (2013) 213 Cal.App.4<sup>th</sup> 1277, 1297; *Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4<sup>th</sup> 1209, 1220.) When an EIR is comparing a proposed project with an existing plan, the EIR must examine existing conditions at the time of notice of preparation as well as future conditions envisioned in the plan. (Guidelines § 15125(e).)

An EIR must describe a reasonable range of alternatives to the project, or to its location, that could feasibly attain the project's basic objectives while reducing or avoiding any of its significant impacts, including the comparative merits of each alternative. (Pub. Res. Code § 21100(b)(4); Guidelines § 15126.6(a)—(e).)

The DEIR does not merely do an "inadequate" or "insufficient" review of the impacts arising from a significant downgrading of allowable residential use of the Aera Property, the DEIR ignores it completely. The complete absence of reference to the Aera Property downzoning use change, let alone any recognition or analysis of the environmental consequences therefrom, renders the DEIR a virtual nullity as an information document for decision-makers considering all consequences of adoption of the Area Plan, as mandated by CEQA.

The primary intent and purpose of the Area Plan is very clear and straightforward in the text of the Area Plan and supporting explanatory materials: the County will, over the life of the Aera Plan, intensify residential densities, commercial and retail uses, and mobility alternatives in areas within a one-mile radius of identified transit resources or future opportunities throughout the Area Plan communities. And the DEIR is clearly focused on identifying that dynamic and studying its potential environmental impacts, if adopted. This narrow and even myopic focus is underscored by the fact that the DEIR proposes only two substantive alternatives, and those alternatives study only shortening the radius of the focus areas from one mile to a half mile and a

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<sup>4</sup> References to "Guidelines" refer to the CEQA Guidelines, Ca. Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 – 15387.

M. Kim, Supervising Regional Planner  
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quarter mile, respectively. This does not meet the legal standard identified above. (Pub. Res. Code § 21100(b)(4); Guidelines § 15126.6(a)—(e).)

However, the DEIR's project description makes no reference to nor does its analysis in any way evaluate the downzoning use downgrading of the Aera Property. Similarly, the two substantive alternatives have no bearing whatsoever on the proposed treatment of the Aera Property.

As noted, on preliminary review of both the text of the Area Plan as well as the DEIR, Aera had no indication whatsoever that the Area Plan purported to make such drastic changes to the allowable uses of its properties within the Area Plan boundaries. Even more striking, the Notice of Availability purporting to alert stakeholders how adoption of the Area Plan might impact their interests went to great lengths to highlight the one-mile-radius dynamics relative to transit opportunities but gave no indication whatsoever of potentially detrimental enactments to properties outside of such a planning radius. It is only once someone checks a specific parcel via a County GIS planning tool that one discovers that an entirely different uses category – a category not even noted or otherwise included on mapping exhibits or text in the DEIR – would govern the property in the future. Such failure to include information or analysis of its potential environmental impacts fails CEQA's legal mandates as to the sufficiency of the DEIR as an informational document to provide decision-makers with the information needed to make an intelligent decision concerning a project's environmental consequences.

## CONCLUSION

The Area Plan's proposed lessening of the intensity of allowable residential uses on the Aera Property violates state housing law, specifically Government Code Section 66300. Further, the DEIR's failure to recognize, analyze, propose alternatives to, or even in any way mention or map the proposed downzoning use degradation violates CEQA's mandates relating to the project description, existing conditions and baseline, consequences relative to existing plans such as the Rowland Heights Community Plan, and sufficient consideration of alternatives.

For all of these reasons, Aera respectfully requests that any proposed change in use or other alteration of the governing standards under the existing Rowland Heights Community Plan for the Aera Property be removed from the proposed Area Plan. We appreciate your consideration and attention to these concerns.

Sincerely,  
DocuSigned by:

*M. S. James*

Michael S. James

Senior Counsel  
Aera Energy LLC

manatt

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August 8, 2023

VIA EMAIL (commplan@planning.lacounty.gov)

Ms. Mi Kim, Supervising Regional Planner  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012

**Re: East San Gabriel Valley Area Plan – Comments on Final Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554**

Dear Ms. Kim:

This firm represents Aera Energy LLC (“Aera”), and we appreciate the opportunity to comment on the Final Program Environment Impact Report (“Final PEIR”) for the proposed Los Angeles County (“County”) East San Gabriel Valley Area Plan (“Area Plan” or “Project”). We ask that the County include this comment letter in the record of proceedings for Advance Planning Case No. RPPL2022003554.

As the County is aware, Aera previously submitted two comment letters regarding Advance Planning Case No. RPPL2022003554, both dated April 11, 2023. Those two comment letters detailed numerous legal infirmities in the Draft Program Environment Impact Report (“Draft PEIR”) prepared for the Project and, most importantly, urged the County to refrain from re-designating Aera’s significant property holdings as part of the Project. As detailed in Aera’s prior letters, Aera was never informed that the County was considering any sort of land use re-designation of lands owned by Aera, and *Aera was certainly never informed that the County was considering a crippling and unlawful down-zone of Aera’s lands*. To date, Aera’s significant concerns regarding the legality of the County’s proposed down-zone remain unaddressed.

We have reviewed the County’s responses to Aera’s comments of April 11, 2023 as well as the County’s responses to other agencies, and we are compelled to point out that the County’s Responses to Comments (“RTCs”) do not comply with the requirements of the California



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Environmental Quality Act (“CEQA”). As such, the environmental concerns raised by Aera and others remain outstanding.<sup>1</sup>

As a preliminary matter, it appears that the County and, in particular, the preparers of the Draft PEIR, have proceeded under the demonstrably false assumption that Aera’s activities on the approximately 2,614 acres it owns within the Project boundary have ceased or been suspended. Had the County undertaken even the most cursory of investigations, it would have easily determined that this is not the case. To the contrary, approximately 35 percent of the 2,935 acres Aera owns (hereinafter, the “Aera Property”) is devoted to existing and long-standing oil and gas production activities.<sup>2</sup> Aera owns more than 100 well sites, which produce approximately 155 barrels of oil and 200 million cubic feet of natural gas *per day*. The Aera Property is further developed with an extensive network of oil, water, and natural gas infrastructure, including, but not limited to, numerous tank facilities, processing facilities, service roads and power lines. Large-scale cattle grazing also takes place across the Aera Property. The fact that the Aera Property is developed with these mineral resource extraction uses is wholly ignored by the County, the Draft PEIR, and the Final PEIR’s RTCs, despite the fact that such development undermines the County’s entire justification for the debilitating down-zoning of Aera’s assets. *As detailed herein, proceeding with the Project not only would result in numerous CEQA violations, but would result in the illegal taking of Aera’s property without just compensation.*

We strongly urge the County to refrain from advancing this Project any further until and unless it cures the numerous legal defects identified in this letter and Aera’s past comment letters.

**I. APPROVAL OF THE PROJECT WOULD VIOLATE CEQA IN NUMEROUS RESPECTS.**

**A. The County’s reliance on the “Web App” or “Web Map” to excuse numerous omissions, inconsistencies, and errors in the Draft PEIR violates CEQA.**

Throughout the County’s RTCs, the County relies on the “Web App”<sup>3</sup> to excuse omissions and patently erroneous statements presented in the Draft PEIR. (See, e.g., RTC B-7

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<sup>1</sup> We incorporate here by reference Aera’s two previous comment letters dated April 11, 2023.

<sup>2</sup> Of Aera’s approximately 2,935 acres, approximately 2,614 acres are located within the County and within the proposed Project boundary. The remaining approximately 321 acres lies within the County of Orange.

<sup>3</sup> For purposes of this comment, Aera assumes that the County’s references to the “Web App” and the “Web Map” are intended to point a reader to the same online application. However, the County’s documents include references to both, and it is unclear whether there are multiple “dynamic” (and therefore, ever-changing) online applications with which a reader must be familiar and consistently checking for updates in order to understand the scope of the Project.

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[attempting to excuse Draft PEIR’s false assumption that certain land was designated commercial]; RTC B-8 [attempting to excuse the Draft PEIR’s “numerous inconsistencies between the figures provided in Appendix C . . . [and] the information provided on the ESGV Proposed Land Use Policy and Zoning website”]; RTC F-3 [attempting to excuse the total omission of portions of the Project from the Draft PEIR’s Project Description]; RTC F-7 [same].) Instead of correcting the Draft PEIR’s omissions and errors through redline errata, the County punts to what is essentially a constantly shifting web application, one that the County admits no longer reflects the Project Description included in the Draft PEIR or, by extension, the Area Plan.

The RTCs describe the “Web App” or “Web Map” as “dynamic” and “part of ongoing outreach efforts undertaken by the County.” (Final PEIR, p. 2-14.) The County goes on to explain, confoundingly, that the Web App “is updated frequently whereas the Draft PEIR captures in essence a point in time.” (*Ibid.*) Specifically, the County states that the Web App “has been updated frequently since the release of the Draft PEIR.” (*Ibid.*) In response to a comment pointing out “numerous inconsistencies” in the Draft PEIR, the County responds, without any further detail, that “some of the inconsistencies identified *may have been* rectified after the Draft PEIR was released.” (*Ibid.*, emphasis added.) No table or summary is provided to show a reader what these updates and changes to the existing and proposed land use designations shown in the “Web App” are. The County assures reviewing stakeholders that such changes “do not change the Draft PEIR’s significance conclusion or result in a conclusion that significantly more severe environmental impacts will result” but absolutely no evidence or analysis is presented to support this bare assertion. Given that a reader has no way of even knowing what sorts of changes have occurred, neither the public—nor any decisionmaker—can independently verify that the significance conclusions are unchanged. The County’s response amounts to no more than “Trust me, it’s fine.” CEQA, of course, requires more.

When Aera noted in its prior comment letters that the land use designation changes proposed as part of *this Project* were wholly omitted from the Draft PEIR’s Project Description, analysis, and appendices, the County responded, in essence, that this should not matter, because the “dynamic” and therefore everchanging “Web App” includes the proposed land use designation change. *Notably, the Web App is never mentioned in the Draft PEIR* despite the fact that the County, in its RTCs, claims that “the Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan and associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App.” (Final PEIR, p. 2-14; see also pp. 2-29, 2-41.)

The County’s procedural approach here—attempting to correct errors and omissions through unspecified updates to a “dynamic” website that is never even referenced in the Draft PEIR—is prohibited as a matter of law. The CEQA Guidelines set forth three specific methods for referring to information that is not contained within the body of an EIR. First, such information can be included in an appendix to the EIR. (State CEQA Guidelines, § 15147.)

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Second, such information can be incorporated through citations to specific technical source documents. (State CEQA Guidelines, § 15148.) Third, such information can be incorporated by reference. (State CEQA Guidelines, § 15150.) Per the Guidelines, the third approach of incorporation by reference is suitable for “long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of the problem at hand.” (State CEQA Guidelines, § 15150(f).) Even if incorporation by reference of the “Web App” were appropriate—and we are aware of no case law that permits incorporation of a separate “dynamic” and shifting document to stand in for an EIR’s *Project Description*—the County utterly failed to follow the correct legal procedures. (See State CEQA Guidelines, §15150(b), (c).) Regardless, again, the “Web App” is never mentioned in the Draft PEIR, therefore it is nonsensical to rely on it to fix the errors in the Draft PEIR, or to expect individuals, organizations, and agencies who commented on the Draft PEIR to have known about the “Web App” and understood it to be constantly and impermissibly updating the information provided in the Draft PEIR.

The County’s improper reliance on the “Web App” also violates at least three of CEQA’s core substantive tenets. CEQA requires that a Draft PEIR’s Project Description be *accurate, stable, and consistent*. (State CEQA Guidelines, § 15124; see also *County of Inyo v. City of L.A.* (1977) 71 Cal.App.3d 185, 192; *Washoe Meadows Community v. Dept. of Parks & Recreation* (2017) 17 Cal.App.5<sup>th</sup> 277, 287.) CEQA requires that a Draft PEIR’s Project Description describe *the entire project being proposed for approval*. (State CEQA Guidelines, § 15378; see also *City of Santee v. County of San Diego* (1989) 214 Cal.App.3d 1438, 1454.) CEQA requires that where a final EIR makes changes to the information contained in the text of the draft EIR, these changes must be included *in the EIR itself*. (State CEQA Guidelines, § 15088(d).) These are nonnegotiable, substantive requirements of any environmental review document purporting to comply with CEQA. The County has failed to meet its legal obligations with respect to the Final EIR by relying upon a shifting and “dynamic” “Web App” to stand in for a Project Description, by continuing to omit the entirety of the proposed project (including down-zoning), and by failing to correct its errors and omissions in the Final PEIR itself.

**B. The PEIR fails to consider impacts associated with mineral resources.**

The Draft PEIR does not address or analyze impacts to the availability of mineral resources and instead states that such an analysis was determined, in the Initial Study, to be less than significant. However, as discussed above, a significant portion of the Aera Property is currently devoted to existing and long-standing oil and gas production activities, wells that produce hundreds of barrels of oil per day, millions of cubic feet of natural gas per day, infrastructure for oil, gas, and water, tank facilities, processing facilities, roads, and power lines.

There is no analysis in the Initial Study of whether and how the proposed change in land use designation for the Aera Property would affect the availability of mineral resources, given the extraction activities that currently take place there. In fact, at the time the Initial Study was

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prepared, it is unclear—and unlikely—that the County was even considering the down-zoning of the Aera Property at all. Thus, the Initial Study did not, in any way, consider the potential loss of mineral resources due to the down-zoning. Because it is undeniably clear that down-zoning the Aera Property could result in the loss of availability of mineral resources, the Draft PEIR must be revised to consider whether such loss will occur and the potential significance of such an impact.<sup>4</sup>

**C. The Draft PEIR’s conclusions regarding aesthetic impacts are unsupported and inconsistent.**

The Draft PEIR’s conclusion that impacts on views from regional riding, hiking or multi-use trails would be less than significant is nonsensical, given the Draft PEIR’s opposite conclusions that impacts to scenic vistas and impacts associated with degradation of visual character would be significant and unavoidable.

On page 4.1-17, the Draft PEIR states: “While abundant views of [the San Gabriel Mountains and San Jose and Puente Hills] resources would remain with new development, the extent of physical change that could occur and the associated alteration and potential blockage of views is considered substantial. Given that the ESGVAP plans for higher density development than currently exists in the area, no feasible mitigation measures are available to reduce this impact. This impact is, therefore, considered significant and unavoidable.”

Similarly, on page 4.1-19, the Draft PEIR reads: “[N]ew developments of increased density, greater scale, and higher height than currently exists in many areas could result in potentially adverse effects to visual character and the quality of public views. As development pursuant to the ESGVAP could be denser and taller than most or all of the existing adjacent development, some areas currently appreciated as open space could be developed with new housing. Given that the ESGVAP would result in higher density development than currently exists in the Plan Area, no feasible mitigation is available, and this impact is considered significant and unavoidable.”

Yet, despite the conclusion that impacts to scenic vistas and impacts on visual character would be significant and unavoidable, the Draft PEIR nonsensically arrives at the opposite conclusion on page 4.1-18, finding that “policies included in the ESGVAP and the County’s General Plan would guide the design of future development in these areas to the extent that such

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<sup>4</sup> The Draft PEIR must also disclose and evaluate the reasonably foreseeable indirect impacts of down-zoning the Aera Property. This would include the impacts of importing energy resources to replace the hundreds of barrels of oil and millions of cubic feet of natural gas that are produced on the Aera Property. This would also include the noise, air quality, water quality, soils and geotechnical-related impacts of removing the oil and gas infrastructure currently in place on the Aera Property. None of these impacts were disclosed or considered in the Draft PEIR.

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development would integrate into the existing character of those communities, would have gradual transitions between areas of differing density, and would not have an adverse impact to existing views of the ESGVAP area from elevated vantage points, as are available from regional riding, hiking, and multi-use trails, and a less than significant impact would occur.”

The views from the County’s trails include views of scenic vistas and include the same views that the Draft PEIR concludes will be significantly and unavoidably impacted. The facts, evidence, and reasoning that led to the County concluding there would be significant and unavoidable impacts to scenic vistas and visual character necessarily dictate that impacts to views from trails would also be significant and unavoidable. This impact was not disclosed in the Draft PEIR, and therefore the Draft PEIR must be revised and recirculated in accordance with CEQA.

**D. The Draft PEIR fails to adequately describe and disclose potential air quality impacts to sensitive receptors and impacts due to odor emissions.**

The Draft PEIR concludes that air emissions impacts to sensitive receptors would be significant and unavoidable. (Draft PEIR, p. 4.3-49.) However, the Draft PEIR does not specify what types of impacts would be significant and unavoidable, does not explain *how* significant such impacts would be, *how* such impacts will affect human health and, worse yet, does not explore *at all* whether there are feasible mitigation measures available to reduce such impacts.

For example, after stating that Impact 4.3-3 (“Would future development facilitated by adoption of the ESGVAP have a significant impact if it exposes sensitive receptors to substantial pollutant concentrations?”) would be “Significant and Unavoidable,” the Draft PEIR states, without any additional detail provided, that “sensitive receptors could be exposed to levels of toxic air contaminants that could result in a potential increase in cancer, acute, and/or chronic risk.” (Draft PEIR, p. 4.3-49.) No discussion of what toxic air contaminants are expected, where these impacts would occur, or how large an increase in cancer, acute and/or chronic health risk the County expects to occur is provided. The Draft PEIR later states that sensitive receptors may be exposed to “substantial concentrations of criteria air pollutant emissions or [diesel particulate matter]” However, once again, the Draft PEIR provides no information as to the extent, type, or severity of such exposure that the County actually expects. The County also states that there is a potential for “localized emissions to exceed the significance thresholds” established by the air district, but no detail is provided as to which emissions thresholds will be exceeded, or by how much. Such generic, conclusory statements utterly fail to meet CEQA’s information disclosure mandates.

**E. The Draft PEIR's analysis of biological resources impacts is legally inadequate.**

While we understand that this is a program-level analysis, the Draft PEIR's assessment of impacts to candidate, sensitive, and special status species is so generic and vague it is rendered useless. The Draft PEIR concludes that impacts to such species will be significant and unavoidable because "future projects may not completely avoid impacts or result in habitat enhancements. As a result, impacts would be significant and unavoidable." (Draft PEIR, p. 4.4-19.) But beyond a limited reference to the coastal California gnatcatcher, the many-stemmed dudleya, and the big free-tailed bat, the impact analysis provides *no discussion at all of which species or habitat types are likely to be impacted, does not disclose how substantial these impacts will be, and does not even attempt to remedy these impacts through mitigation measures*. It is known where the areas of potential new development will be located. It is known what types of habitat have the potential to occur in these development locations, and by extension, what candidate, sensitive, and/or special status species have the potential to be impacted. Therefore those impacts must be evaluated in this Draft PEIR. The same critique also applies to the EIR's analysis of impacts to sensitive natural communities. (Draft PEIR, p. 4.4-20.)

The comment letter submitted to the County by the California Department of Fish and Wildlife ("CDFW") brought several of these issues to the County's attention. However, the County's responses to CDFW's requested revisions wholly ignored the issues CDFW raised. CDFW pressed the County to expressly discuss the types of impacts to specific sensitive species, but the County's responses to comments refused to do so. CDFW also presented the County with no less than 16 suggested mitigation measures, and the County rejected these measures without explanation in violation of CEQA.

**F. Because the PEIR's Project Description omits portions of the proposed Project, the County's conclusions as to land use and planning and population and housing are inadequate.**

As Aera pointed out in its prior comment letters, the Draft PEIR omitted, and therefore did not consider, the down-zoning of the Aera Property. The County responded, without any citation to CEQA, the State CEQA Guidelines, case law, or any other authority, that its proposed down-zoning "is not required to be analyzed within the Draft PEIR." (Final PEIR, p. 2-38 [RTC F-2].) However, the County does not have the authority to pick and choose which aspects of the Project it may include in the Draft PEIR. As Aera noted, the Project Description must describe the whole of the Project, even if the County believes there are portions or aspects of the Project that, on their own, would not result in significant impacts. This type of project piecemealing has been expressly prohibited by the courts. (*Orinda Association v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1171 ["The requirements of CEQA cannot be avoided by chopping up proposed projects into bite-size pieces which, individually considered, might be found to have no

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significant effect on the environment”].)

Given the County’s position that it may omit portions of the proposed Project from the Draft PEIR, it is highly likely that there are other land use designation changes that the County intends to implement through this Project, but that it chose to leave out of the Project Description and, by extension, the Draft PEIR’s analyses. The County’s position that it can pick and choose what land use designation changes it discloses calls into question each and every analysis in the Draft PEIR. Most directly, it calls into question the Draft PEIR’s analysis and determinations relating to land use and planning and population and housing, as these analyses are very clearly implicated by the Project’s proposed land use plan.

**G. The County’s RTCs do not meet CEQA’s clear, mandatory requirements.**

Responses to comments must provide a good faith, reasoned response to issues raised by commenters. (State CEQA Guidelines, § 15088(c).) “Conclusory statements unsupported by factual information will not suffice.” (*Ibid.*) The County’s responses fail to meet this standard in several inexcusable ways.

First, the County unlawfully ignores proposed mitigation measures presented by commenters, even when the commenter is an expert agency commenting within its area of expertise. For example, CDFW’s comment letter presents no less than 16 mitigation measures, which CDFW advises are feasible and would reduce the biological resource impacts identified in the Draft PEIR. Despite the fact that reasons for rejecting mitigation measures proposed by commenters must be explained in detail (see, e.g., State CEQA Guidelines, §§ 15204(a), 15088(c); *People v. County of Kern* (1976) 62 Cal.App.3d 761), the County simply rejects CDFW’s proposed measures out of hand, without any explanation. (See, e.g., Final PEIR, p. 2-80 [RTC H-11].)

Similarly, Caltrans, another expert agency, identifies additional mitigation measures and analyses necessary to adequately consider and disclose impacts associated with transportation. Instead of responding in any detail, the County rejects Caltrans’ recommendations without any explanation. (Final PEIR, p. 2-21 [RTC C-9].) (See *Berkeley Keep Jets Over the Bay Comm. v. Board of Port Commissioners* (2001) 91 Cal.App.4<sup>th</sup> 1344, 1367, 1371 [conclusory responses to comments from experts and other agencies rendered the EIR legally inadequate].)

The County of Los Angeles Sheriff’s Department also submitted a comment letter pointing out that the proposed Project’s impacts to police protection **would be potentially significant without mitigation**. Instead of revising its analysis to account for this previously undisclosed potentially significant impact and identifying mitigation measures to address the impact, the County’s response merely states that future projects will undergo environmental review. (Final PEIR, p. 2-25 [RTC D-3].) Such a response does nothing to remedy the defect in **this** Draft PEIR—the erroneous conclusion that impacts to police protection will be less than

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significant. To the extent the County believes that the Los Angeles County Sheriff erred in concluding that impacts to police protection would be significant, the County was obligated to provide substantial evidence countering the Sheriff's Department's significance conclusion. The County failed to do so.

Finally, there are several comments included in other comment letters that raise environmental issues, question the conclusions of the Draft PEIR, and suggest additional mitigation measures or necessary analyses that the County either: (1) completely ignores; or (2) improperly provides a conclusory response that the comment "does not raise a significant environmental issues regarding the adequacy of the information presented in the Draft PEIR." (See, e.g., Comments B-9, B-10, B-12, C-3, C-6, C-7, C-8, C-9, F-8.) However, comments that suggest changes in land use designation on grounds such change would reduce impacts (whether accurate or not) (e.g., Comments B-9, B-10), comments suggesting fuel modification measures (Comment B-12), comments asking the County to conduct additional analyses (Comments C-3, C-6, C-8, C-9), comments questioning or requesting changes in parameters in analyses (Comment C-7), and comments expressing concern that aspects of the project description were omitted from the Draft PEIR (Comment F-8) *are comments raising demonstrably significant environmental issues requiring detailed, good faith, responses.* (See State CEQA Guidelines, § 15088(c); *Flanders Found. v. City of Carmel-by-the-Sea* (2012) 202 Cal.App.4<sup>th</sup> 603, 615.)

## **II. THE PROJECT IS INCONSISTENT WITH THE COUNTY GENERAL PLAN**

As a matter of basic land use planning law, specific plans and area plans must be consistent with a local government agency's general plan. (*See* Gov. Code § 65454.) Despite this clear statutory mandate, the County is proposing to approve an area plan that is inconsistent with its operative General Plan in multiple respects. Specifically, the Area Plan's proposed down-zoning of the Aera Property is inconsistent with multiple goals and policies of the General Plan. Such inconsistencies include, but are not limited to, the following:

- "Policy LU 2.2: Ensure broad outreach, public participation, and opportunities for community input in community-based planning efforts." Aera was never alerted to, engaged, or asked to assist in any decision or planning related to the down-zoning of its property. See also, Policy LU 10.1.
- "Policy LU 2.4: Coordinate with other local jurisdictions to develop compatible land uses." Aera's holdings straddle the Los Angeles and Orange County boundary. The region just to the south in the City of Brea is a regionally significant job center. To our knowledge, there was no coordination with Brea or any of the surrounding municipalities related to the down-zoning of the Aera Property relative to jobs/housing balance or any other basis.
- "Policy LU 2.7: Set priorities for Planning Area-specific issues, including transportation,



housing, open space, and public safety as part of community-based planning efforts.” The administrative record is devoid of any analysis whatsoever as to the implications for housing, public safety, beneficial reuse, or any other “Planning Area-specific issues” for Aera’s more than 2,000 acres.

- “Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.” The administrative record is devoid of any analysis as to the effect of the Aera Property down-zoning on the ability to provide a variety of building types and styles.
- “Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce VMTs.” The Aera Property is in close proximity to a regionally significant job center to the south in Orange County and the down-zoning reduces opportunities for multi-modal and VMT-reducing housing in proximity to those jobs.
- “Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.” The potential adaptive reuse of the Aera Property is rich with the possibility of renewable generation, storage, and distributed deployment. The County’s proposed down-zoning would improperly foreclose this reuse opportunity in conflict with the County’s General Plan.

The foregoing are just a few examples of inconsistencies between the Area Plan’s proposed down-zoning of the Aera Property and the General Plan’s goals and policies related to housing, renewable energy production, jobs/housing balance, and productive reuse of industrial sites. Nevertheless, the administrative record is completely devoid of any analysis or consideration of impacts resulting from the down-zoning of the Aera Property, and there is certainly no discussion or analysis of General Plan-Area Plan consistency.

### **III. THE PROPOSED DOWNZONING OF AERA’S PROPERTY CONSTITUTES A TAKING WITHOUT JUST COMPENSATION.**

The use designations governing the Aera Property under the existing Rowland Heights Community Plan (“Community Plan”) allow for residential uses. In fact, the Community Plan specifically states that the Aera Property “will be suitable for residential development” as oil resources are depleted. The Community Plan provides for a transition from oil development to residential development. Currently, the Community Plan allows for 1,420 dwelling units on the 2,614 acres of the Aera Property within the County. Aera has operated, and made investment decisions, pursuant to that understanding for decades.

The Area Plan proposes to down-zone the Aera Property and reduce the residential allowance to the least “intense” uses allowed under the proposed Area Plan – Rural Land 40 (“RL40”) or Rural Land 10 (“RL10”). That down-zoning would reduce the allowable dwelling

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units on the Aera property to approximately 65 dwelling units or fewer.

The County provides no factual findings or evidentiary support to justify down-zoning the Aera Property in the manner contemplated in the Area Plan. The Area Plan would restrict the use of the Aera Property by providing Aera with lesser rights than adjacent properties. This selective assignment of land use designations under the Area Plan constitutes “spot zoning” amounting to irrational discrimination against Aera. Moreover, the severe use restrictions associated with an RL40 or RL10 designation are arbitrary and capricious and would result in a major loss of the use of the Aera Property, which would undermine Aera’s investment backed expectations for the property. As such, the Area Plan constitutes a regulatory taking of the Aera Property under well settled legal authority. (*Penn Central Transp. Co. v. City of New York* (1978) 438 U.S. 104; *Avenida San Juan Partnership v. City of San Clemente* (2011) 201 Cal.App.4<sup>th</sup> 1256.)

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Aera again urges the County to refrain from re-designation the Aera Property as part of this Project. The proposed down-zoning of the Aera Property fails to take into account the on-the-ground conditions of the Aera Property, the significant oil and gas uses currently in place, and Aera’s reliance on and investment backed expectations for the property’s future development for residential uses. The base unfairness of proposing such a crippling down-zone, without any outreach or discussion with Aera, is reason enough to refrain from implementing any down-zone of the Aera Property as part of this Project. The fact that such down-zone will expose the County to costly and protracted takings litigation constitutes further grounds for leaving the land use designations for the Aera Property as they are now. Finally, we urge the County to rectify its numerous CEQA violations through a revised and recirculated Draft PEIR prior to approving the Project and certifying the Final PEIR.

Sincerely,



Sigrid R. Waggener  
MANATT, PHELPS & PHILLIPS, LLP

CC:

Connie Chung, Deputy Director, Advance Planning Division (email)  
Kathy Park, Deputy County Counsel (email)



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January 29, 2024

**VIA ONLINE PORTAL & PERSONAL DELIVERY**

Los Angeles County Board of Supervisors  
Attn: Executive Office of the Board  
Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 383  
Los Angeles, CA 90012

***Re: East San Gabriel Valley Area Plan – Comments on Final Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554; Board of Supervisors Meeting January 30, 2024 Agenda Item No. 7***

Honorable Supervisors:

This firm represents Aera Energy LLC (“Aera”), and we appreciate the opportunity to comment on the Final Program Environment Impact Report (“Final PEIR”) for the proposed Los Angeles County (“County”) East San Gabriel Valley Area Plan (“Area Plan”), as well as the Area Plan itself (collectively, the “Project”). We request that the County include this comment letter in the record of proceedings for the Project.

As the County is aware, Aera owns over 2,600 acres within the boundaries of the Area Plan (the “Aera Property”), and those lands have been operated as an oil and gas production facility for decades. Aera’s request to this Board is simple and straightforward: maintain the existing permitted use designations for the Aera Property pending a comprehensive and substantive stakeholder-inclusive process to study and forge a collective vision for the future use of this unique landholding. Maintaining the existing uses for the Aera Property comports with staff’s recommended process for the Metro Area Plan (also before the Board at the January 30, 2024, hearing), follows precedent in other jurisdictions, and does not require any additional CEQA analysis.

The core purpose of the Area Plan is clear: “... enhance commercial and residential development within one mile of major transit stops, within a half mile of high-quality transit areas (HQTAs), near major intersections where there is accessibility to existing or proposed frequent transit and commercial services. The goal of these land use changes is to target growth near transit and active transportation facilities and everyday commercial services, and coordinate growth with improvements and investments that support walkable, thriving, and connected

communities.”<sup>1</sup> At no point during the years-long process of developing the Area Plan did the County advise the public or Aera that it would consider a degradation and disallowance of existing uses for the Aera Property or any other properties within plan boundaries. To the contrary, Aera was affirmatively *excluded* from meetings and collaborations with other community stakeholders. As Aera has already pointed out, the County’s belated July 2023 disclosure of its unsupported and unanalyzed proposal to degrade and disallow existing uses on Aera’s Property –*more than three months after the comment period on the Draft PEIR closed*—violates a host of legal proscriptions. Furthermore, such degradation and disallowance of uses directly conflicts with express assurances in the Draft Program Environmental Impact Report (“Draft PEIR”) that no change in density will occur as a result of the Project. (See, Draft PEIR page 3-8 in Attachment 2.) In fact, the Project would affect an eighty-eight (88) percent diminution of the gross density allowance for the Aera Property.

Aera previously submitted three comment letters to the County regarding the Project, two dated April 11, 2023 and a third dated August 8, 2023.<sup>2</sup> Those comment letters detailed numerous legal infirmities in the Draft PEIR prepared for the Area Plan and urged the County to refrain from re-designating the Aera Property as part of the Project. As detailed in Aera’s prior letters, the Draft PEIR did not disclose, and indisputably did not analyze, the consequences of this re-designation. Thus, the County has failed to proceed in the manner required by law under the California Environmental Act (“CEQA”) and adoption of the Area Plan on January 30, 2024, would constitute an abuse of discretion subject to judicial rescission of any approval of the Area Plan in its entirety.

As set forth in detail in this comment letter and as supported by the attachments hereto, the County’s processing of the Area Plan does not comply with CEQA, and its proposed degradation and disallowance of current uses on the Aera Property would violate a host of legal proscriptions, including the following:

- Failure to disclose and analyze the degradation and disallowance of existing uses on the Aera Property;
- Deficient and erroneous responses to comments (“RTCs”) on the Draft PEIR;
- Violations of state planning and zoning law;
- Violations of substantive and administrative due process; and
- Impairment of Aera’s vested rights and an unconstitutional taking of Aera’s property without just compensation.

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<sup>1</sup> See County Notice of Preparation of Draft Program Environmental Impact Report (“Draft PEIR”) enclosed herewith as Attachment 1.

<sup>2</sup> Aera hereby reincorporates as though fully set forth herein its comment letters of April 11, 2023 and August 8, 2023 enclosed as Attachment 3.

The County must refrain from advancing this Project any further until and unless it cures the numerous legal defects identified in this letter and Aera's past comment letters.

## I. THE COUNTY HAS COMMITTED NUMEROUS CEQA VIOLATIONS

### A. The County's reliance on the "Web App" or "Web Map" to excuse numerous omissions, inconsistencies, and errors in the Draft PEIR violates CEQA.

Throughout the County's RTCs, the County relies on the "Web App"<sup>3</sup> to excuse omissions and patently erroneous statements presented in the Draft PEIR. (See, e.g., RTC B-7 [attempting to excuse Draft PEIR's false assumption that certain land was designated commercial]; RTC B-8 [attempting to excuse the Draft PEIR's "numerous inconsistencies between the figures provided in Appendix C . . . [and] the information provided on the ESGV Proposed Land Use Policy and Zoning website"]; RTC F-3 [attempting to excuse the total omission of portions of the Project from the Draft PEIR's Project Description]; RTC F-7 [same].) Instead of correcting the Draft PEIR's omissions and errors through redline errata, the County punts to what is essentially a constantly shifting web application, one that the County admits no longer reflects the Project Description in the Draft PEIR or, by extension, the Area Plan.

The RTCs describe the "Web App" or "Web Map" as "dynamic" and "part of ongoing outreach efforts undertaken by the County." (Final PEIR, p. 2-14.) The County goes on to explain, confoundingly, that the Web App "is updated frequently whereas the Draft PEIR captures in essence a point in time." (*Ibid.*) Specifically, the County states that the Web App "has been updated frequently since the release of the Draft PEIR." (*Ibid.*) In response to a comment pointing out "numerous inconsistencies" in the Draft PEIR, the County responds, without any further detail, that "some of the inconsistencies identified *may have been* rectified after the Draft PEIR was released." (*Ibid.*, emphasis added.) No table or summary is provided to show a reader what these updates and changes to the existing and proposed land use designations shown in the "Web App" are. The County assures reviewing stakeholders that such changes "do not change the Draft PEIR's significance conclusion or result in a conclusion that significantly more severe environmental impacts will result" but absolutely no evidence or analysis is presented to support this bare assertion. Given that a reader has no way of even knowing what sorts of changes have occurred, neither the public—nor any decisionmaker—can independently verify that the significance conclusions are unchanged. The County's response amounts to no more than "Trust me, it's fine." CEQA, of course, requires more.

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<sup>3</sup> For purposes of this comment, Aera assumes that the County's references to the "Web App" and the "Web Map" are intended to point a reader to the same online application. However, the County's documents include references to both, and it is unclear whether there are multiple "dynamic" (and therefore, ever-changing) online applications with which a reader must be familiar and consistently checking for updates in order to understand the scope of the Project.

When Aera noted in its prior comment letters that the land use designation changes proposed as part of *this Project* were wholly omitted from the Draft PEIR’s Project Description, analysis, and appendices, the County responded, in essence, that this should not matter, because the “dynamic” and therefore everchanging “Web App” includes the proposed land use designation change. *Notably, the Web App is never mentioned in the Draft PEIR* despite the fact that the County, in its RTCs, claims that “the Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan and associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App.” (Final PEIR, p. 2-14; see also pp. 2-29, 2-41.)

Astoundingly, the County doubles down on this egregious violation of basic CEQA standards in its response to public criticism of the deficiencies in the administrative record in its RTCs in the Final PEIR as follows:

Appendix C ESGVAP Plan Area Communities: Land Use  
and Zoning Change Figures

The Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan and associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App (available online at: <https://lacounty.maps.arcgis.com/apps/instant/sidebar/index.html?appid=48eb4076c4e74f2caa8f2a21a78dcfd6>). The Web App is dynamic and as part of ongoing outreach efforts undertaken by the County, has been updated frequently since publication of the Draft EIR. As such, all of the Land Use and Zoning Maps included within Appendix C (from Page 3 to Page 20) for Avocado Heights, Charter Oaks, Covina Islands, East Irwindale, East San Dimas, Hacienda Heights, Rowland Heights, South San Jose Hills, and Valinda have been updated online.

At this time, revised figures are not proposed to be included within the Final PEIR, as the County’s outreach is ongoing, and map changes are therefore also ongoing. Including revised figures could lead to these being superseded the moment they are published. The ESGVAP Proposed Land Use Policy and Zoning Web App should be used for up-to-date Land Use and Zoning information. Additionally, the ESGVAP Noticing Web App can be used to view proposed changes, which provides the same information but is focused on individual properties: <https://lacounty.maps.arcgis.com/apps/instant/lookup/index.html?a>

ppid=4aa28c9e872a4f4381c3f b9cab5d228d.

(See, Attachment 2, Final PEIR, p. 3-11.)

The County’s procedural approach here—attempting to correct errors and omissions through unspecified updates to a “dynamic” website that is never even referenced in the Draft PEIR—is prohibited as a matter of law. The CEQA Guidelines set forth three specific methods for referring to information that is not contained within the body of an EIR. First, such information can be included in an appendix to the EIR. (State CEQA Guidelines, § 15147.) Second, such information can be incorporated through citations to specific technical source documents. (State CEQA Guidelines, § 15148.) Third, such information can be incorporated by reference. (State CEQA Guidelines, § 15150.) Per the Guidelines, the third approach of incorporation by reference is suitable for “long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of the problem at hand.” (State CEQA Guidelines, § 15150(f).) Even if incorporation by reference of the “Web App” were appropriate—and we are aware of no case law that permits incorporation of a separate “dynamic” and shifting document to stand in for an EIR’s *Project Description*—the County utterly failed to follow the correct legal procedures. (See State CEQA Guidelines, §15150(b), (c).) Regardless, again, the “Web App” is never mentioned in the Draft PEIR, therefore it is nonsensical to rely on it to fix the errors in the Draft PEIR, or to expect individuals, organizations, and agencies who commented on the Draft PEIR to have known about the “Web App” and understood it to be constantly and impermissibly updating the information provided in the Draft PEIR.

The County’s improper reliance on the “Web App” also violates at least three of CEQA’s core substantive tenets. CEQA requires that a Draft PEIR’s Project Description be *accurate, stable, and consistent*. (State CEQA Guidelines, § 15124; see also *County of Inyo v. City of L.A.* (1977) 71 Cal.App.3d 185, 192; *Washoe Meadows Community v. Dept. of Parks & Recreation* (2017) 17 Cal.App.5<sup>th</sup> 277, 287.) CEQA requires that a Draft PEIR’s Project Description describe *the entire project being proposed for approval*. (State CEQA Guidelines, § 15378; see also *City of Santee v. County of San Diego* (1989) 214 Cal.App.3d 1438, 1454.) CEQA requires that where a final EIR makes changes to the information contained in the text of the draft EIR, these changes must be included *in the EIR itself*. (State CEQA Guidelines, § 15088(d).) These are nonnegotiable, substantive requirements of any environmental review document purporting to comply with CEQA. The County has failed to meet its legal obligations with respect to the Final EIR by relying upon a shifting and “dynamic” “Web App” to stand in for a Project Description, by continuing to omit the entirety of the proposed project (including down-zoning), and by failing to correct its errors and omissions in the Final PEIR itself.

**B. The PEIR fails to consider impacts associated with mineral resources.**

The Draft PEIR does not address or analyze impacts to the availability of mineral resources and instead states that such an analysis was determined, in the Initial Study, to be less

than significant. However, as discussed above, a significant portion of the Aera Property is currently devoted to existing and long-standing oil and gas production activities, wells that produce hundreds of barrels of oil per day, millions of cubic feet of natural gas per day, infrastructure for oil, gas, and water, tank facilities, processing facilities, roads, and power lines.

There is no analysis in the Initial Study of whether and how the proposed change in land use designation for the Aera Property would affect the availability of mineral resources, given the extraction activities that currently take place there. In fact, at the time the Initial Study was prepared, it is unclear—and unlikely—that the County even considered the down-zoning of the Aera Property at all. Thus, the Initial Study did not, in any way, consider the potential loss of mineral resources due to the down-zoning. Because it is undeniably clear that down-zoning the Aera Property could result in the loss of availability of mineral resources, the Draft PEIR must be revised to consider whether such loss will occur and the potential significance of such an impact.<sup>4</sup>

**C. The PEIR’s conclusions regarding aesthetic impacts are unsupported and inconsistent.**

The Draft PEIR’s conclusion that impacts on views from regional riding, hiking or multi-use trails would be less than significant is nonsensical, given the Draft PEIR’s opposite conclusions that impacts to scenic vistas and impacts associated with degradation of visual character would be significant and unavoidable.

On page 4.1-17, the Draft PEIR states: “While abundant views of [the San Gabriel Mountains and San Jose and Puente Hills] resources would remain with new development, the extent of physical change that could occur and the associated alteration and potential blockage of views is considered substantial. Given that the ESGVAP plans for higher density development than currently exists in the area, no feasible mitigation measures are available to reduce this impact. This impact is, therefore, considered significant and unavoidable.”

Similarly, on page 4.1-19, the Draft PEIR reads: “[N]ew developments of increased density, greater scale, and higher height than currently exists in many areas could result in potentially adverse effects to visual character and the quality of public views. As development pursuant to the ESGVAP could be denser and taller than most or all of the existing adjacent development, some areas currently appreciated as open space could be developed with new housing. Given that the ESGVAP would result in higher density development than currently exists in the Plan Area, no feasible mitigation is available, and this impact is considered

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<sup>4</sup> The Draft PEIR must also disclose and evaluate the reasonably foreseeable indirect impacts of down-zoning the Aera Property. This would include the impacts of importing energy resources to replace the hundreds of barrels of oil and millions of cubic feet of natural gas that are produced on the Aera Property. This would also include the noise, air quality, water quality, soils and geotechnical-related impacts of removing the oil and gas infrastructure currently in place on the Aera Property. None of these impacts were disclosed or considered in the Draft PEIR.



significant and unavoidable.”

Yet, despite the conclusion that impacts to scenic vistas and impacts on visual character would be significant and unavoidable, the Draft PEIR nonsensically arrives at the opposite conclusion on page 4.1-18, finding that “policies included in the ESGVAP and the County’s General Plan would guide the design of future development in these areas to the extent that such development would integrate into the existing character of those communities, would have gradual transitions between areas of differing density, and would not have an adverse impact to existing views of the ESGVAP area from elevated vantage points, as are available from regional riding, hiking, and multi-use trails, and a less than significant impact would occur.”

The views from the County’s trails include views of scenic vistas and include the same views that the Draft PEIR concludes will be significantly and unavoidably impacted. The facts, evidence, and reasoning that led to the County concluding there would be significant and unavoidable impacts to scenic vistas and visual character necessarily dictate that impacts to views from trails would also be significant and unavoidable. This impact was not disclosed in the Draft PEIR, and therefore the Draft PEIR must be revised and recirculated in accordance with CEQA.

**D. The PEIR fails to adequately describe and disclose potential air quality impacts to sensitive receptors and impacts due to odor emissions.**

The Draft PEIR concludes that air emissions impacts to sensitive receptors would be significant and unavoidable. (Draft PEIR, p. 4.3-49.) However, the Draft PEIR does not specify what types of impacts would be significant and unavoidable, does not explain *how* significant such impacts would be, *how* such impacts will affect human health and, worse yet, does not explore *at all* whether there are feasible mitigation measures available to reduce such impacts.

For example, after stating that Impact 4.3-3 (“Would future development facilitated by adoption of the ESGVAP have a significant impact if it exposes sensitive receptors to substantial pollutant concentrations?”) would be “Significant and Unavoidable,” the Draft PEIR states, without any additional detail provided, that “sensitive receptors could be exposed to levels of toxic air contaminants that could result in a potential increase in cancer, acute, and/or chronic risk.” (Draft PEIR, p. 4.3-49.) No discussion of what toxic air contaminants are expected, where these impacts would occur, or how large an increase in cancer, acute and/or chronic health risk the County expects to occur is provided. The Draft PEIR later states that sensitive receptors may be exposed to “substantial concentrations of criteria air pollutant emissions or [diesel particulate matter]” However, once again, the Draft PEIR provides no information as to the extent, type, or severity of such exposure that the County actually expects. The County also states that there is a potential for “localized emissions to exceed the significance thresholds” established by the air district, but no detail is provided as to which emissions thresholds will be exceeded, or by how much. Such generic, conclusory statements utterly fail to meet CEQA’s information disclosure mandates.

**E. The PEIR's analysis of biological resources impacts is legally inadequate.**

While we understand that this is a program-level analysis, the Draft PEIR's assessment of impacts to candidate, sensitive, and special status species is so generic and vague it is rendered useless. The Draft PEIR concludes that impacts to such species will be significant and unavoidable because "future projects may not completely avoid impacts or result in habitat enhancements. As a result, impacts would be significant and unavoidable." (Draft PEIR, p. 4.4-19.) But beyond a limited reference to the coastal California gnatcatcher, the many-stemmed dudleya, and the big free-tailed bat, the impact analysis provides *no discussion at all of which species or habitat types are likely to be impacted, does not disclose how substantial these impacts will be, and does not even attempt to remedy these impacts through mitigation measures*. It is known where the areas of potential new development will be located. It is known what types of habitat have the potential to occur in these development locations, and by extension, what candidate, sensitive, and/or special status species have the potential to be impacted. Therefore those impacts must be evaluated in this Draft PEIR. The same critique also applies to the EIR's analysis of impacts to sensitive natural communities. (Draft PEIR, p. 4.4-20.)

The comment letter submitted to the County by the California Department of Fish and Wildlife ("CDFW") brought several of these issues to the County's attention. However, the County's responses to CDFW's requested revisions wholly ignored the issues CDFW raised. CDFW pressed the County to expressly discuss the types of impacts to specific sensitive species, but the County's responses to comments refused to do so. CDFW also presented the County with no less than 16 suggested mitigation measures, and the County rejected these measures without explanation in violation of CEQA.

**F. Because the PEIR's Project Description omits portions of the proposed Project, the County's conclusions as to land use and planning and population and housing are inadequate.**

As Aera pointed out in its prior comment letters, the Draft PEIR omitted, and therefore did not consider, the down-zoning of the Aera Property. The County responded, without any citation to CEQA, the State CEQA Guidelines, case law, or any other authority, that its proposed down-zoning "is not required to be analyzed within the Draft PEIR." (Final PEIR, p. 2-38 [RTC F-2].) However, the County does not have the authority to pick and choose which aspects of the Project it may include in the Draft PEIR. As Aera noted, the Project Description must describe the whole of the Project, even if the County believes there are portions or aspects of the Project that, on their own, would not result in significant impacts. This type of project piecemealing has been expressly prohibited by the courts. (*Orinda Association v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1171 ["The requirements of CEQA cannot be avoided by chopping up proposed projects into bite-size pieces which, individually considered, might be found to have no significant effect on the environment"].)

Given the County's position that it may omit portions of the proposed Project from the Draft PEIR, it is highly likely that there are other land use designation changes that the County intends to implement through this Project, but that it chose to leave out of the Project Description and, by extension, the Draft PEIR's analyses. The County's position that it can pick and choose what land use designation changes it discloses calls into question each and every analysis in the Draft PEIR. Most directly, it calls into question the Draft PEIR's analysis and determinations relating to land use and planning and population and housing, as these analyses are very clearly implicated by the Project's proposed land use plan.

When questioned about these fatal deficiencies in the CEQA process and administrative record by one of the County Regional Planning Commissioners at the Regional Planning Commission's hearing on the Project, County Counsel summarily and without any explanation dismissed the concern, simply noting a conversation with the County's CEQA consultant. (*See*, Attachment 4.)

#### **G. The County's Deficient and Erroneous RTCs Do Not Comply with CEQA**

Responses to comments must provide a good faith, reasoned response to issues raised by commenters. (State CEQA Guidelines, § 15088(c).) "Conclusory statements unsupported by factual information will not suffice." (*Ibid.*) The County's responses fail to meet this standard in several inexcusable ways, including one demonstrably false assertion.

First, in response to Aera's objection to the lack of notice that the existing allowable uses on the Aera Property would be degraded and disallowed, the County responded as follows:

County records for this Project indicate that an Aera representative (Mr. Noah Adler) signed up to be on the project contact list in May 2022, and has thus been included in every outreach effort for the Project. At the very least, as an affected landowner in the ESGVAP area, Aera were sent Project notifications, as follows:

- Aera Energy LLC (2020 Saturn Street, Suite 101, Brea, CA 92821) was included on the Project's April 2022 Notice of Preparation, January 2023 Notice of Zone Change, and February 2023 Draft PEIR Notice of Completion/Notice of Availability lists to receive email and postal mail notifications about the Project;
- Noah Adler (nadler@manatt.com), representative for Aera Energy, was added to the Project's contact list on May 6, 2022 via a County Department of Regional Planning sign-up form;
- Aera Energy LLC was mailed a Notice of Zone Change in January 2023;

- Noah Adler (nadler@manatt.com), representative for Aera Energy, subscribed (and was subsequently added) to the Project’s email notification list on March 30, 2023;
- Noah Adler (nadler@manatt.com), representative for Aera Energy, registered to attend the Project’s March 30, 2023 stakeholder meeting; and
- Noah Adler spoke with County Department of Regional Planning staff on May 15, 2023 about the Project;

(See, Attachment 5.)

We address each of these responses in turn to address the multitude of County misstatements herein. These many misstatements underscore the severity of the lack of notice, opportunity for participation, and denial of due process.

*County records for this Project indicate that an Aera representative (Mr. Noah Adler) signed up to be on the project contact list in May 2022, and has thus been included in every outreach effort for the Project. At the very least, as an affected landowner in the ESGVAP area, Aera were sent Project notifications, as follows:*

This is perhaps the most egregious and misleading assertion of all. Mr. Adler categorically did *not* “sign up to be on the [P]roject contact list in May 2022.” In May 2022, Mr. Adler signed up for a completely different and unrelated project—the County’s Oil Well Ordinance. (See, Attachment 6.)

- *Aera Energy LLC (2020 Saturn Street, Suite 101, Brea, CA 92821) was included on the Project’s April 2022 Notice of Preparation, January 2023 Notice of Zone Change, and February 2023 Draft PEIR Notice of Completion/Notice of Availability lists to receive email and postal mail notifications about the Project;*

As to the Project’s April 2022 Notice of Preparation, there is absolutely no reference whatsoever to a change in the existing use allowance for the Aera Property, let alone the significant degradation and disallowance of such uses. In the Notice of Preparation, the primary focus of the Area Plan is characterized as: “Proposed land use changes to increase housing and enhance commercial and residential development within one mile of major transit stops, within a half mile of high-quality transit areas (HQTAs), near major intersections where there is accessibility to existing or proposed frequent transit and commercial services. The goal of these

land use changes is to target growth near transit and active transportation facilities and everyday commercial services, and coordinate growth with improvements and investments that support walkable, thriving, and connected communities.” Nothing in the Notice of Preparation would alert the reader that any provision of the proposed Area Plan would include a degradation of allowable uses for the Area Property or anywhere in the Area Plan boundary. (*See, Attachment 1.*)

As to a claimed January 2023 Notice of Zone Change, Aera has no record of receiving a Notice of Zone Change in January 2023, nor has the County produced any such Notice pursuant to Aera’s Public Records Act requests. Aera did receive a Notice of Zone Change in July 2023 – *three months after* the close of the public comment period on the Draft PEIR.

As to the February 2023 Draft PEIR Notice of Completion/Notice of Availability, there is no reference whatsoever in the Notice that would alert the reader to a proposed degradation of use allowance included in the Area Plan as to Aera’s Property or at all. Again, the primary focus of the Area Plan is described as: “Proposed land use changes to increase housing and enhance commercial and residential development near major transit stops and along major corridors within no more than one-mile radius of major transit stops and half-mile radius of high-quality transit areas (HQTAs) near major intersections where there is accessibility to existing or proposed frequent transit and commercial services.” There is no mention or suggestion whatsoever in this document of a degradation of the use allowances for any properties in the ESGV Area Plan, including any reference to changes for the Aera Property. (*See, Attachment 7.*)

- *Noah Adler (nadler@manatt.com), representative for Aera Energy, was added to the Project’s contact list on May 6, 2022 via a County Department of Regional Planning sign-up form;*

See explanation above. In May 2022, Mr. Adler’s signed up for a completely different and unrelated project, the County’s Oil Well Ordinance. (*See, Attachment 6.*)

- *Aera Energy LLC was mailed a Notice of Zone Change in January 2023;*

Aera has no record of receiving a Notice of Zone Change in January 2023, nor has the County produced any such Notice pursuant to Aera’s Public Records Act requests. Aera did receive a Notice of Zone Change in July 2023 – *three months after* the close of the public comment period on the Draft PEIR.

- *Noah Adler (nadler@manatt.com), representative for Aera Energy, subscribed (and was subsequently added) to the Project’s email notification list on March 30, 2023;*

The fact that the County would claim that Mr. Adler signed up for the Project in May 2022, but then simultaneously concede that he actually signed up for this Project on March 30, 2023, underscores the inadequacy of the RTCs. Note also, that March 30, 2023 was only 12 days prior to the close of the public comment period for the Draft PEIR. (*See*, Attachment 8.) Thus, the record in this proceeding clearly shows that Aera did not have sufficient legal notice with respect to this Project, despite the County's unsupported assertions to the contrary.

- *Noah Adler (nadler@manatt.com), representative for Aera Energy, registered to attend the Project's March 30, 2023 stakeholder meeting; and*

See comment above.

- *Noah Adler spoke with County Department of Regional Planning staff on May 15, 2023 about the Project;*

This is more than a month after the close of the public comment period for the Draft PEIR and relates to outreach to County Counsel's office. (*See*, Attachment 8.)

Additionally, the County RTCs unlawfully ignore proposed mitigation measures presented by commenters, even when the commenter is an expert agency commenting within its area of expertise. For example, CDFW's comment letter presents no less than 16 mitigation measures, which CDFW advises are feasible and would reduce the biological resource impacts identified in the Draft PEIR. Despite the fact that reasons for rejecting mitigation measures proposed by commenters must be explained in detail (see, e.g., State CEQA Guidelines, §§ 15204(a), 15088(c); *People v. County of Kern* (1976) 62 Cal.App.3d 761), the County simply rejects CDFW's proposed measures out of hand, without any explanation. (See, e.g., Final PEIR, p. 2-80 [RTC H-11].)

Similarly, Caltrans, another expert agency, identifies additional mitigation measures and analyses necessary to adequately consider and disclose impacts associated with transportation. Instead of responding in any detail, the County rejects Caltrans' recommendations without any explanation. (Final PEIR, p. 2-21 [RTC C-9]. (See *Berkeley Keep Jets Over the Bay Comm. v. Board of Port Commissioners* (2001) 91 Cal.App.4th 1344, 1367, 1371 [conclusory responses to comments from experts and other agencies rendered the EIR legally inadequate].)

The County of Los Angeles Sheriff's Department also submitted a comment letter pointing out that the proposed Project's impacts to police protection **would be potentially significant without mitigation**. Instead of revising its analysis to account for this previously undisclosed potentially significant impact and identifying mitigation measures to address the impact, the County's response merely states that future projects will undergo environmental

review. (Final PEIR, p. 2-25 [RTC D-3].) Such a response does nothing to remedy the defect in *this* Draft PEIR—the erroneous conclusion that impacts to police protection will be less than significant. To the extent the County believes that the Los Angeles County Sheriff erred in concluding that impacts to police protection would be significant, the County was obligated to provide substantial evidence countering the Sheriff’s Department’s significance conclusion. The County failed to do so.

Finally, there are several comments included in other comment letters that raise environmental issues, question the conclusions of the Draft PEIR, and suggest additional mitigation measures or necessary analyses that the County either: (1) completely ignores; or (2) improperly provides a conclusory response that the comment “does not raise a significant environmental issues regarding the adequacy of the information presented in the Draft PEIR.” (See, e.g., Comments B-9, B-10, B-12, C-3, C-6, C-7, C-8, C-9, F-8.) However, comments that suggest changes in land use designation on grounds such change would reduce impacts (whether accurate or not) (e.g., Comments B-9, B-10), comments suggesting fuel modification measures (Comment B-12), comments asking the County to conduct additional analyses (Comments C-3, C-6, C-8, C-9), comments questioning or requesting changes in parameters in analyses (Comment C-7), and comments expressing concern that aspects of the project description were omitted from the Draft PEIR (Comment F-8) ***are comments raising demonstrably significant environmental issues requiring detailed, good faith, responses.*** (See State CEQA Guidelines, § 15088(c); *Flanders Found. v. City of Carmel-by-the-Sea* (2012) 202 Cal.App.4<sup>th</sup> 603, 615.)

## **II. ADOPTION OF THE AREA PLAN WOULD VIOLATE STATE PLANNING AND ZONING LAW**

As a matter of basic land use planning law, specific plans and area plans must be consistent with a local government agency’s general plan. (See Gov. Code § 65454.) Despite this clear statutory mandate, the County is proposing to approve an area plan that is inconsistent with its operative General Plan in multiple respects. Specifically, the Area Plan’s proposed down-zoning of the Aera Property is inconsistent with multiple goals and policies of the General Plan. (See, Attachment 9.) Such inconsistencies include, but are not limited to, the following:

### LAND USE ELEMENT

- “Policy LU 2.2: Ensure broad outreach, public participation, and opportunities for community input in community-based planning efforts.” Aera was never alerted to, engaged, or asked to assist in any decision or planning related to the down-zoning of its property. See also, Policy LU 10.1.
- “Policy LU 2.4: Coordinate with other local jurisdictions to develop compatible land uses.” Aera’s holdings straddle the Los Angeles and Orange County boundary. The region just to the south in the City of Brea is a regionally significant job center. To our knowledge, there was no coordination with Brea or any of the surrounding municipalities related to the down-zoning of the Aera Property relative to jobs/housing balance or any

other basis.

- “Policy LU 2.5: Support and actively participate in inter-jurisdictional and regional planning efforts to help inform community-based planning efforts.” Public Records Act responses by the County show that collaboration and outreach with regard to the Area Plan generally and the elimination of the Community Plan and its allowed uses specifically were selective and excluded Aera.
- “Policy LU 2.7: Set priorities for Planning Area-specific issues, including transportation, housing, open space, and public safety as part of community-based planning efforts.” The administrative record is devoid of any analysis whatsoever as to the implications for housing, public safety, beneficial reuse, or any other “Planning Area-specific issues” for Aera’s more than 2,000 acres.
- “Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.” The administrative record is devoid of any analysis as to the effect of the Aera Property down-zoning on the ability to provide a variety of building types and styles.
- “Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce VMTs.” The Aera Property is in close proximity to a regionally significant job center to the south in Orange County and the down-zoning reduces opportunities for multi-modal and VMT-reducing housing in proximity to those jobs.
- “Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.” The potential adaptive reuse of the Aera Property is rich with the possibility of renewable generation, storage, and distributed deployment. The County’s proposed down-zoning would improperly foreclose this reuse opportunity in conflict with the County’s General Plan.
- Program LU-1 – PLANNING AREA FRAMEWORK PROGRAM
  - “Area plans will be tailored toward the unique geographic, demographic, and social diversity of each Planning Area; however, at a minimum, area plans shall be developed using the following guidelines:
    - “Involve major stakeholders, including but not limited to residents, businesses, property owners, County departments, regional agencies, and adjacent cities.”

The record for the Project shows that the County failed to satisfy this expectation to involve major stakeholders including Aera.



### MOBILITY ELEMENT

- Goal M 4: An efficient multimodal transportation system that serves the needs of all residents.
  - “Policy M 4.13: Coordinate with adjacent jurisdictions in the review of land development projects near jurisdictional borders to ensure appropriate roadway transitions and multimodal connectivity.”

The Aera Property is in immediate proximity to existing job centers in the City of Brea in the County of Orange. The Project record is devoid of any evidence of coordination with either Brea or Orange County related to the impact of the degradation and disallowance of uses on the Aera Property relative to potential provision of workforce housing in near proximity to existing job centers, energy production, or any other impact.

### CONSERVATION AND NATURAL RESOURCE ELEMENT

- Goal C/NR 2: Effective collaboration in open space resource preservation.
  - “Policy C/NR 2.2: Encourage the development of multi-benefit dedicated open spaces.
  - “Policy C/NR 2.4: Collaborate with public, non-profit, and private organizations to acquire and preserve available land for open space.”

The Project record as well as County responses to Aera Public Records Act requests make clear that the County was in regularly contact with interests repeatedly advocating for cessation of Aera’s energy production activity and dedication of the Aera Property to open space and conservation uses. Not invited and absent from those discussions was the property owner, Aera. The potential future use of the Aera Property certainly includes open space and conservation areas benefitting wildlife. But such a future vision must be collaboratively forged with all stakeholders participating, as anticipated by these General Plan policies.

- Goal C/NR 11: Mineral extraction and production activities that are conducted in a manner that minimizes impacts to the environment.
  - “Policy C/NR 11.2: Require the reclamation of abandoned surface mines to productive second uses.
  - “Policy C/NR 11.3: Require appropriate levels of remediation for all publicly-owned oil and natural gas production sites based on possible future uses.”

The degradation and disallowance of existing uses severely hampers the potential for flourishing and multi-faceted future uses of the Aera Property.

The foregoing are just a few examples of inconsistencies between the Area Plan’s proposed down-zoning of the Aera Property and the General Plan’s goals and policies related to

housing, renewable energy production, jobs/housing balance, and productive reuse of industrial sites. Nevertheless, the administrative record is completely devoid of any analysis or consideration of impacts resulting from the down-zoning of the Aera Property, and there is certainly no discussion or analysis of General Plan-Area Plan consistency.

### **III. THE COUNTY CAN AND SHOULD MAINTAIN THE EXISTING USE DESIGNATIONS FOR THE AERA PROPERTY**

In addressing the purpose and background context for the Area Plan, the County states that two existing community plans will be integrated into the Area Plan. One of those is the Rowland Heights Community General Plan that currently governs the allowable uses on the Aera Property. The Community Plan is included herewith as Attachment 10.

Under the Community Plan, the Aera Property is subject to “Transitional Open Space” uses. The Community Plan provides the following with regard to Transitional Open Space:

Two areas of transitional Open Space are shown [on the Land Use Map in the Community Plan]. One of these encompasses the active oil field in the southwest portion of the community [the Aera Property]. As the oil resource is depleted, this area will be suitable for residential development as shown, this area will be suitable for residential development as shown on the Land Use Map and subject to the policies of the Land Use Element.

Prior to total cessation of oil production, residential development may be permitted in areas which are rehabilitated to accommodate such development. Such development will be subject to Conditional Use Permit procedures. (*See, Attachment 10, pg. 17.*)

The “transition” aspect means that each parcel has an expressly identified future residential designation (some parcels already have the residential use designation without a transitional qualifier) with a specific density allocation. Those future residential zones are “N1,” “N2,” and “U1,” The Community Plan defines each of those residential use classifications as follows:

- N1 NON-URBAN 1
  - 0.2 dwelling unit or less per gross acre
  - 5 acres lot size
  - Low density non-urban residential
  - Rural, recreational or agricultural
  - Single family detached dwellings
- N2 NON-URBAN 2
  - 0.3 to 1.0 dwelling unit per gross acre

- 1.00 to 4.99 acre lot sizes
- 1 acre minimum lot size when adjacent to existing 1 acre neighborhood.
- Non-urban residential
- Rural or agricultural
- Single family detached dwellings
- U1 URBAN 1
  - 1.1 to 3.2 dwelling units per gross acre
  - 10,000 to 39,999 square foot typical lot sizes
  - 10,000 square foot average lot size in undeveloped U1 areas
  - Urban very low density (hillside residential)
  - Large lot residential
  - Single family detached dwellings

Attachment 11 included herewith is a table depicting, parcel-by-parcel, the existing use designation and corresponding gross unit allowance, the proposed future use designation of RL 40 and the corresponding use allowance, and the resulting total degradation of density reflected in the diminished gross unit allowance. As shown in the table, the result is an eighty-eight (88) percent degradation of unit allowance across the Aera Property, a reduction of 1,441 units, the existing uses allowing for 1,534 gross units and the proposed new designation allowing only 93 gross units.

Of particular note in this regard, the Draft PEIR assures the public that where a change in use designation is proposed in order to reconcile an existing use allowance with an existing use designation from the County's General Plan, such a redesignation will not alter the existing density or allowed uses. Specifically:

In addition to changes to land use designations and zoning to accomplish growth and preservation strategies, the ESGVAP would update some existing zoning and land use designations to ensure consistency between the ESGVAP and the General Plan land use policy map. In these cases, *these updates would not change the density or type of land use allowed but would simply provide consistency with the General Plan*. Land use and zoning changes proposed to create consistency with the General Plan are not included in Table 3-1, below. (See, Attachment 2, *emphasis added*.)

As to the quoted provision's clarification that "[I]and use and zoning changes proposed to create consistency with the General Plan are not included in Table 3-1, below," the degradation of density allowance and disallowance energy production uses are not included in Table 3-1. (*Id.*)

It is undeniable that the proposed redesignation to RL 40 violates the assurance made to the public in the Draft PEIR in two regards: it affects and eighty-eight (88) percent degradation of

the gross unit density allowed for the Aera Property, and it removes the recognized energy production use allowance from which the Community Plan establishes as “transition” plan.

There is no legal requirement in the General Plan or otherwise mandating elimination or phasing out of the Community Plan, and neither County Counsel’s office nor the County Regional Planning Department has identified such a mandate. Aera has repeatedly made reference to at least one known prior precedent where a local jurisdiction adopting a comprehensive General Plan update retained the prior General Plan’s use designation for a single, large industrial parcel that all recognized would eventually transition to a new use and for which there was broad and diverse stakeholder interest and concern. (*See, e.g.*, Attachment 12.) Just as was done in the prior instance, Aera proposes that the County adopt the Area Plan subject to retention of the use provisions of the Community Plan for the Aera Property.

Further underscoring the viability and propriety of retaining the existing use allowances in the Community Plan relative to the Aera property is the staff’s proposed processing of the Metro Area Plan. The Metro Area Plan is agendized for consideration by this Board at the same meeting as this Project. (*See*, January 30, 2024 Board of Supervisors meeting agenda Item No. 9.) However, given controversy over changes in use allowances in industrial zones, staff withdrew the proposed changes in use designations, retaining the existing provisions, and recommends the Board adopt a plan for a stakeholder process to define the appropriate future use provisions on a five-year horizon. This is precisely what Aera is requesting take place for the Aera Property – maintain the status quo and convene a stakeholder-inclusive process to define on a consensus basis appropriate future uses for the Aera Property. (*See*, Attachment 13.)

#### **IV. ADOPTION OF THE AREA PLAN WOULD VIOLATE AERA’S SUBSTANTIVE AND PROCEDURAL DUE PROCESS RIGHTS**

Each of the substantive and procedural deficiencies noted herein have deprived Aera of due process rights relative to the Aera Property. The record of proceedings for the Project, as well as County responses to Public Records Act requests, shows that County staff held numerous meetings with a group known as the Rowland Heights Advisory Group from April 2021 to April 2023. Aera was never notified of the existence of this group, nor was it ever invited to participate in such meetings or collaborations with County staff. Even more alarming is the fact that this Rowland Heights Advisory Group included representatives of interest groups publicly dedicated to the cessation of energy production activities on the Aera Property and the forced dedication of the Aera Property exclusively to open space and conservation purposes. In response to Aera’s Public Records Act request, the County purported to provide details on a referenced “Engagement Plan and Outreach Summary,” including meeting agendas and notes. Between August 5, 2021 and April 20, 2023, the County held at least 18 meetings and work sessions on the Area Plan. Such an early and proactive strategy with regional stakeholders while excluding Aera deprived Aera of due process rights relative to the proposed degradation and disallowance of existing uses.

**V. DEGRADATION AND DISALLOWANCE OF EXISTING LAND USES ON AERA'S PROPERTY CONSTITUTES AN ILLEGAL TAKING OF AERA'S PROPERTY INTERESTS.**

The State and Federal Constitutions prohibit government from taking private property for public use without just compensation. Cal. Const., art. I, sec 19; U.S. Const., 5th Amend.; *Chicago, Burlington &c. R'd v. Chicago* (1897) 166 U.S. 226, 239 (applying the federal takings clause to the states). In *Penn. Coal Co. v. Mahon* (1922) 260 U.S. 393, 415 (*Penn. Coal*), the United States Supreme Court recognized that a regulation of property that “goes too far” may effect a taking of that property. Even when a regulation does not result in a physical invasion of property, and does not deprive the property owner of all economic use of the property, the regulation may still constitute a taking. To determine whether such a taking exists the reviewing court must evaluate the regulation in light of the “factors” the Court discussed in *Penn Central Transp. Co. v. New York City* and subsequent cases. *Penn Central* emphasized three factors in particular: (1) “[t]he economic impact of the regulation on the claimant”; (2) “the extent to which the regulation has interfered with distinct investment-backed expectations”; and (3) “the character of the governmental action.” *Penn Central Transp. Co. v. New York City* (1978) 438 U.S. 104, 124. Subsequent cases, as well as a close reading of *Penn Central*, indicate other relevant factors such as whether the regulation affects the existing or traditional use of the property and thus interferes with the property owner’s “primary expectation” (*id.* at 125, 136), and whether the regulation “permit[s the property owner] . . . to profit [and] . . . to obtain a ‘reasonable return’ on . . . investment.” *Id.* at 136. Under these factors, regulations which significantly limit the uses of private property constitute a taking. Such changes require just compensation, as well as due process and public consultation.

The use designations governing the Aera Property under the existing Rowland Heights Community Plan (“Community Plan”) allow for residential uses. In fact, the Community Plan specifically states that the Aera Property “will be suitable for residential development” as oil resources are depleted. The Community Plan provides for a transition from oil development to residential development. Currently, the Community Plan allows for 1,420 dwelling units on the approximately 2,614 acres of the Aera Property within the County. (*See*, Attachment 14.) Aera has operated, and made investment decisions, pursuant to that understanding for decades.

The Area Plan proposes to down-zone the Aera Property and reduce the residential allowance to the least “intense” uses allowed under the proposed Area Plan – Rural Land 40 (“RL40”) or Rural Land 10 (“RL10”). That down-zoning would reduce the allowable dwelling units on the Aera property to approximately 65 dwelling units or fewer.

The County provides no factual findings or evidentiary support to justify down-zoning the Aera Property in the manner contemplated in the Area Plan. The Area Plan would restrict the use of the Aera Property by providing Aera with lesser rights than adjacent properties. This selective assignment of land use designations under the Area Plan constitutes “spot zoning” amounting to irrational discrimination against Aera. Moreover, the severe use restrictions

associated with an RL40 or RL10 designation are arbitrary and capricious and would result in a major loss of the use of the Aera Property, which would undermine Aera's investment backed expectations for the property. As such, the Area Plan constitutes a regulatory taking of the Aera Property under well settled legal authority. (*Penn Central Transp. Co. v. City of New York* (1978) 438 U.S. 104; *Avenida San Juan Partnership v. City of San Clemente* (2011) 201 Cal.App.4<sup>th</sup> 1256.)

With respect to Aera's long-standing, existing oil and gas production operations, the County disingenuously states that such uses can continue as "non-conforming." Not so. The utility of an oil field depends on its productivity, and the nature of oil and gas operations requires constant, ongoing capital investment and maintenance to maintain productivity. By making oil and gas operations on the Aera Property non-conforming, the County blocks Aera from continuing to develop and maintain even its existing infrastructure such that it cannot recover its oil field investments. This constitutes a taking without just compensation.<sup>5</sup>

## VI. CONCLUSION.

Aera again urges the County to refrain from re-designation the Aera Property as part of this Project. The proposed degradation and disallowance of existing uses of the Aera Property fails to take into account the on-the-ground conditions of the Aera Property, the significant oil and gas uses currently in place, and Aera's reliance on and investment-backed expectations for the property's future development for residential, conservation, and other beneficial community uses. The base unfairness of proposing such a crippling use degradation, without any outreach or discussion with Aera, is reason enough to refrain from implementing any alteration of the Aera Property as part of this Project. The fact that such use restriction will expose the County to costly, unnecessary, and protracted takings and CEQA litigation constitutes further grounds for leaving the land use designations for the Aera Property as they are now

Sincerely,



Sigrid R. Waggener  
MANATT, PHELPS & PHILLIPS, LLP

CC: Kathy Park, Deputy County Counsel (email)

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<sup>5</sup> The County's takings exposure has been documented by various organizations including, the Wildlife Corridor Conservation Authority. See, Attachment 15.

**Aera Energy LLC**  
**Comment Letter to Los Angeles County Re: January 30, 2024 Board of Supervisors**  
**Hearing Agenda Item No. 7, Project No. 2020-000612-(1 and 5), East San Gabriel Valley**  
**Area Plan Project**

**List of Attachments**

<u>Attachment</u>	<u>Document</u>
1	Notice of Preparation of a Draft Program Environmental Impact Report and Public Scoping Meeting dated April 28, 2022
2	<p>East San Gabriel Valley Area Plan Draft Program Environmental Impact Report excerpts:</p> <ul style="list-style-type: none"> <li>• Zone Change No. RPPL2022003557 (pages 3-7 to 3-10)</li> <li>• Environmental Analysis – 4.1 Aesthetics (pages 4.1-17 to 4.1-19)</li> <li>• Environmental Analysis – 4.3 Air Quality (page 4.3-49)</li> <li>• Environmental Analysis – 4.4 Biological Resources (pages 4.4-19 to 4.4-20)</li> <li>• Appendix C: ESGVAP Plan Area Communities: Land Use and Zoning Change Figures</li> </ul> <p>East San Gabriel Valley Area Plan Final Program Environmental Impact Report excerpts:</p> <ul style="list-style-type: none"> <li>• Responses to Comments B-7 through B-10 (pages 2-14 to 2-15)</li> <li>• Responses to Comments C-3 through C-9 (pages 2-20 to 2-21)</li> <li>• Response to Comment D-3 (page 2-25)</li> <li>• Responses to Comments F-2 and F-3 (pages 2-38 to 2-40)</li> <li>• Responses to Comments F-7 and F-8 (page 2-41)</li> <li>• Chapter 3 – Additions and Corrections to the Draft PEIR</li> </ul>
3	<ul style="list-style-type: none"> <li>• April 11, 2023 Aera Comment Letter from George Basye Re: East San Gabriel Valley Area Plan – Comments on Draft Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554</li> <li>• April 11, 2023 Aera Comment Letter from Michael S. James Re: East San Gabriel Valley Area Plan – Comments on Draft Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554</li> <li>• August 8, 2023 Manatt Comment Letter Re: East San Gabriel Valley Area Plan – Comments on Draft Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554</li> </ul>

4	Regional Planning Commission Meeting, August 9, 2023, Hearing Transcript excerpt
5	East San Gabriel Valley Area Plan Final Program Environmental Impact Report, Response to Comment F-4, page 2-40
6	E-mail from Los Angeles County Department of Regional Planning Re: "Oil Well Ordinance for Unincorporated Los Angeles County – May 5, 2022"
7	Notice of Completion/Notice of Availability of Draft Environmental Impact Report for Los Angeles County East San Gabriel Valley Area Plan dated February 27, 2023
8	<ul style="list-style-type: none"> <li>• Los Angeles County Department of Regional Planning and Manatt e-mail correspondence Re: "Project Contact List – East San Gabriel Valley Area Plan" dated March 30, 2023</li> <li>• E-mail to Los Angeles County Department of Regional Planning Re: "County Counsel contact – ESGVAP EIR" dated May 15, 2023</li> </ul>
9	<p>Los Angeles County 2035 General Plan excerpts:</p> <ul style="list-style-type: none"> <li>• Table 6.2 – Land Use Designations</li> <li>• Chapter 16 – General Plan Implementation Programs, Program LU-1</li> <li>• Chapter 17 – Goals and Policies Summary</li> </ul>
10	Rowland Heights Community Plan
11	Aera Energy Los Angeles County Properties: Zoning & Land Use
12	Los Angeles County Counsel and Manatt e-mail correspondence Re: "Redwood City General Plan" dated January 18 through 24, 2024
13	<p>Metro Area Plan Draft Program Environmental Impact Report excerpts:</p> <ul style="list-style-type: none"> <li>• Executive Summary ES.2 – Project Description, pages ES-2 to ES-3</li> <li>• Table of Contents, page TOC-xvii</li> <li>• Project Description – Technical Clean-Up Project Components – Other Zoning and Land Use Policy Maps Changes, page 3-20</li> <li>• Agriculture and Forest – 4.2.2.3 Land Use Changes, Programs, and Policies, page 4.2-7</li> <li>• Land Use and Planning, page 4.11-51</li> <li>• Appendix B-4: Administrative Consistency Changes for Zoning and Land Use Policy Maps</li> <li>• Los Angeles County Department of Regional Planning e-mail correspondence Re: Metro Area Plan dated March 23, 2023</li> </ul>



	<ul style="list-style-type: none"><li>• Board Letter – Public Hearing on the Metro Area Plan Project dated January 30, 2024</li></ul>
14	Los Angeles County Department of Regional Planning Staff Report dated August 29, 2002
15	Wildlife Corridor Conservation Authority Meeting, July 26, 2023, Transcript excerpt

# ATTACHMENT 1



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

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

**DATE:** April 28, 2022

**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies,  
Organizations, and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Program Environmental Impact Report and  
Notice of Public Scoping Meeting

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), will prepare a Draft Program Environmental Impact Report (PEIR) for the proposed Project identified below. The County has prepared this Notice of Preparation (NOP) to provide agencies, organizations, and other interested parties with sufficient information describing the Project and its potential environmental effects to enable meaningful response to this NOP.


All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental information contained in the Draft PEIR. Trustee and responsible agencies should provide comments and input related to the agencies' respective areas of statutory responsibilities in connection with the proposed Project. As a responsible or trustee agency, your agency may need to use the PEIR prepared by the County when considering any permits that your agency must issue, or other approval for the Project.

**PROJECT NAME:** East San Gabriel Valley Area Plan

**PROJECT/PERMIT NUMBERS:** Project No. 2020-000612  
Advance Planning Case No. RPPL2021013047,  
Environmental Assessment No. RPPL2022003550,  
General Plan Amendment No. RPPL2022003554,  
Zone Change No. RPPL2022003557

**PROJECT APPLICANT:** Los Angeles County

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP | [planning.lacounty.gov](http://planning.lacounty.gov)

**PROJECT LOCATION.** The East San Gabriel Valley (ESGV) Planning Area is one of the 11 Planning Areas identified in the County General Plan (General Plan). The East San Gabriel Valley Planning Area includes the easternmost portions of the County. It is located south of the Angeles National Forest, north of the Orange County border east of Interstate-605, and west of the San Bernardino County line and includes the following 24 unincorporated communities: Avocado Heights, Charter Oak, Covina Islands, East Azusa, East Irwindale, East San Dimas, Glendora Islands, Hacienda Heights, North Claremont, North Pomona, Northeast La Verne, Northeast San Dimas, Rowland Heights, South Diamond Bar, South San Jose Hills, South Walnut, Valinda, Walnut Islands, West Claremont, West Puente Valley, West San Dimas, Pellissier Village, Unincorporated South El Monte, and Unincorporated North Whittier. These communities are identified in **Figure 1, ESGVAP Communities.**

**PROJECT DESCRIPTION.** The proposed East San Gabriel Valley Area Plan (ESGVAP or Area Plan) is a community-based plan that is designed to focus on land use and policy issues that are specific to the unique characteristics and needs of the ESGV Planning Area and its communities. As a part of the project, Rowland Heights Community Plan and Hacienda Heights Community Plan will be updated and incorporated into the ESGVAP. The Project will also update to Rowland Heights Community Standards District (CSD) as well as Avocado Heights and Trailside Ranch Equestrian Districts (EQDs). In addition, the East San Gabriel Valley Planning Area boundary will be updated to include the unincorporated communities of Pellissier Village, South El Monte, and North Whittier.

The ESGVAP is intended to guide long-term growth of the ESGV Planning Area, enhance community spaces, promote a stable and livable environment that balances growth and preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. Its primary goals are to: a) retain the residential character of the ESGV Planning Area in harmony with its surroundings; b) promote an active regional hub with diverse options for housing, shopping, entertainment, recreation, and services; c) develop goals, policies, and implementation programs that support smart growth, sustainable development, and thoughtful enhancement/upgrade of existing neighborhoods; d) establish more public spaces and public realm improvements; and e) encourage diversity of housing options and affordability, and economic development. The ESGVAP consists of the following three primary project components:

**General Plan Amendment No. RPPL2022003554**

Amend the Los Angeles County General Plan to:

- Update, reorganize, and incorporate the existing Rowland Heights Community Plan and Hacienda Heights Community Plan into the ESGVAP as community chapters.

- Adjust the ESGV Planning Area boundary to include the unincorporated communities of South El Monte, Pellissier Village, and North Whittier.
- Establish the ESGVAP, which will be a comprehensive policy document for the unincorporated communities in the ESGV Planning Area that will include:
  - Area-wide goals and policies for the following topic specific elements: Land Use, Economic Development, Community Character and Design, Conservation and Natural Resources, Mobility, Public Services and Facilities, Health and Safety, Parks and Recreation, and Environmental Justice.
  - Area-wide Implementation Program.
  - Proposed land use changes to increase housing and enhance commercial and residential development within one mile of major transit stops, within a half mile of high-quality transit areas (HQTAs), near major intersections where there is accessibility to existing or proposed frequent transit and commercial services. The goal of these land use changes is to target growth near transit and active transportation facilities and everyday commercial services, and coordinate growth with improvements and investments that support walkable, thriving, and connected communities.
  - Community chapters with additional goals, policies, and implementation programs that are community-specific to address planning issues unique to a particular community that cannot be addressed through area-wide goals, policies, and implementation programs.
  - An updated land use policy map that utilizes the General Plan Land Use Legend, which at a minimum, will:
    - Reflect proposed changes to land use designations to accomplish the focused growth proposed in the Land Use Element and updated Housing Element.
    - Address inconsistencies between zoning, land use policy designation, and existing use by updating zoning or land use designations, where appropriate.

**Zone Change No. RPPL2022003557**

Amend Title 22 (Planning and Zoning Code) to:

- Make changes to the zoning map. The zone changes under consideration are targeted within a one-mile radius of major transit stops and near high-quality transit corridors as follows:
  - A-1 (Light Agriculture) to R-1 (Single-Family Residence, R-2 (Two-Family Residence), R-A (Residential Agricultural), C-1 (Restricted Business), or MXD (Mixed Use Development)

- C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (General Commercial), or C-H (Commercial Highway) to MXD (Mixed Use Development)
  - R-A (Residential Agriculture) to R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), C-1 (Restricted Business), or MXD (Mixed Use Development)
  - R-1 (Single-Family Residence) to R-2 (Two-Family Residence or MXD (Mixed Use Development).
- Incorporate the proposed rezoning as identified in the Housing Element 2021-2029 to meet the Regional Housing Needs Assessment goals for the County.
  - Re-zone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning reflects the existing use and is consistent with the General Plan land use policy designations.

**Advanced Planning Case No. RPPL2021013047**

Amend Title 22 (Planning and Zoning) to implement the goals and policies of the Area Plan that would, in part, improve walkability of neighborhoods, create communal space, improve community character and design, increase neighborhood greening, increase access to transit, and promote land use compatibility. For the proposed amendments to Title 22, the Project would:

- Reassess and revise the existing Rowland Heights CSD to bring it into conformance with the goals and policies of the Area Plan.
- Adjust the boundaries of Avocado Heights and the Trailside Ranch Equestrian Districts to create one consolidated equestrian district and include adjacent properties with existing equestrian use.
- Establish an area-wide overlay to regulate height, protect significant ridgelines, and provision of public communal space in new development.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.** As suggested in State CEQA Guidelines Section 15060, the County prepared an Initial Study as a preliminary review of the environmental impacts of the Project, which will inform the preparation of the Draft PEIR. The Draft PEIR will evaluate potentially significant environmental effects of the proposed Project, identify feasible mitigation measures that may lessen or avoid such impacts, and identify a range of reasonable alternatives to the proposed Project. Potentially significant Project impacts that will be analyzed in the Draft PEIR will include the following environmental topics: Aesthetics; Agriculture/Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Greenhouse Gas Emissions; Hazards/Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Noise;

Population/Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities/Service Systems, and Wildfire.

The County has determined that several impact categories are not expected to have potentially significant effects. Although not potentially significant, the following environmental topics will be briefly discussed in the Draft PEIR: Geology and Soils and Mineral Resources.

**NOTICE OF PUBLIC SCOPING MEETING.** Consistent with Assembly Bill 361, which allows teleconference provisions for local agency public meetings, the County will conduct a virtual public Scoping Meeting to inform the public and interested agencies about the Project and solicit oral and written comments as to the appropriate scope and content of the Draft PEIR. All interested parties are invited to attend the virtual scoping meeting to assist in identifying issues to be addressed in the Draft PEIR. The Scoping Meeting will involve a presentation about the proposed Project, the environmental review process, and schedule. The Project's Scoping Meeting will be held virtually, online via Zoom Webinar on **Tuesday, May 10, 2022 at 6:00 PM.**

**The link below will take you to the virtual Scoping Meeting Webpage with instructions on joining the meeting:**

**<https://planning.lacounty.gov/site/esgvap/>**

Spanish and Chinese translation and interpretation will be available during the Scoping Meeting. Translation in other languages can be made available at the meeting upon request. Please submit translation requests for other languages at least seven business days in advance of the scheduled meeting to Mi Kim at [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov).

**PUBLIC REVIEW PERIOD.** In accordance with Title 14, Section 15082(b) of the California Code of Regulations, this NOP is available for a 30-day public review period **beginning April 28, 2022**, and comments on this NOP must be received by the County by no later than June 1, 2022, at 5:30 p.m. When submitting written comments, please reference the project name and number and include your contact information. Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the PEIR. Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with this Project when responding. All written responses will be included as Appendices in the PEIR and their contents will be considered in the preparation of the PEIR.

Notice of Preparation of a Draft Program Environmental Impact Report and Notice of  
Public Scoping Meeting for the East San Gabriel Valley Area Plan  
April 28, 2022  
Page 6

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

Mi Kim  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012  
Tel: (213) 974-6425  
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commplan@planning.lacounty.gov

**DOCUMENT AVAILABILITY.** The NOP and Initial Study for this Project is available for public review on the East San Gabriel Valley Area Plan website at the following locations:

<https://planning.lacounty.gov/site/esgvap/> or

<https://planning.lacounty.gov/ceqa/notices> (under "Advance Planning Projects")

The NOP is also available for public review at the following public libraries:

Rowland Heights Library	1850 Nogales Street	Rowland Heights, CA	91748
Hacienda Heights Library	16010 La Monde Street	Hacienda Heights, CA	91745
Diamond Bar Library	21800 Copley Drive	Diamond Bar, CA	91765
Walnut Library	21155 La Puente Road	Walnut, CA	91789
La Puente Library	15920 E Central Avenue	La Puente, CA	91744
La Verne Library	3640 D Street	La Verne, CA	91750
San Dimas Library	145 N Walnut Avenue	San Dimas, CA	91773
Charter Oak Library	20540 E Arrow Highway, Suite K	Covina, CA	91724
Sunkist Library	840 N Puente Avenue	La Puente, CA	91746
West Covina Libraries	1601 W West Covina Parkway	West Covina, CA	91790
South El Monte Library	1430 North Central Avenue	South El Monte, CA	91733
Azusa City Library	729 N Dalton Avenue	Azusa, CA	91702
Covina Public Library	234 N Second Avenue	Covina, CA	91723

The hours of operation at each library varies. Please see the County library website to confirm this information before visiting: <https://lacountylibrary.org/>



**PROJECT WEBSITE.** Visit the ESGVAP website for more information:  
[planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/).

Thank you for your participation in the environmental review of this Project.

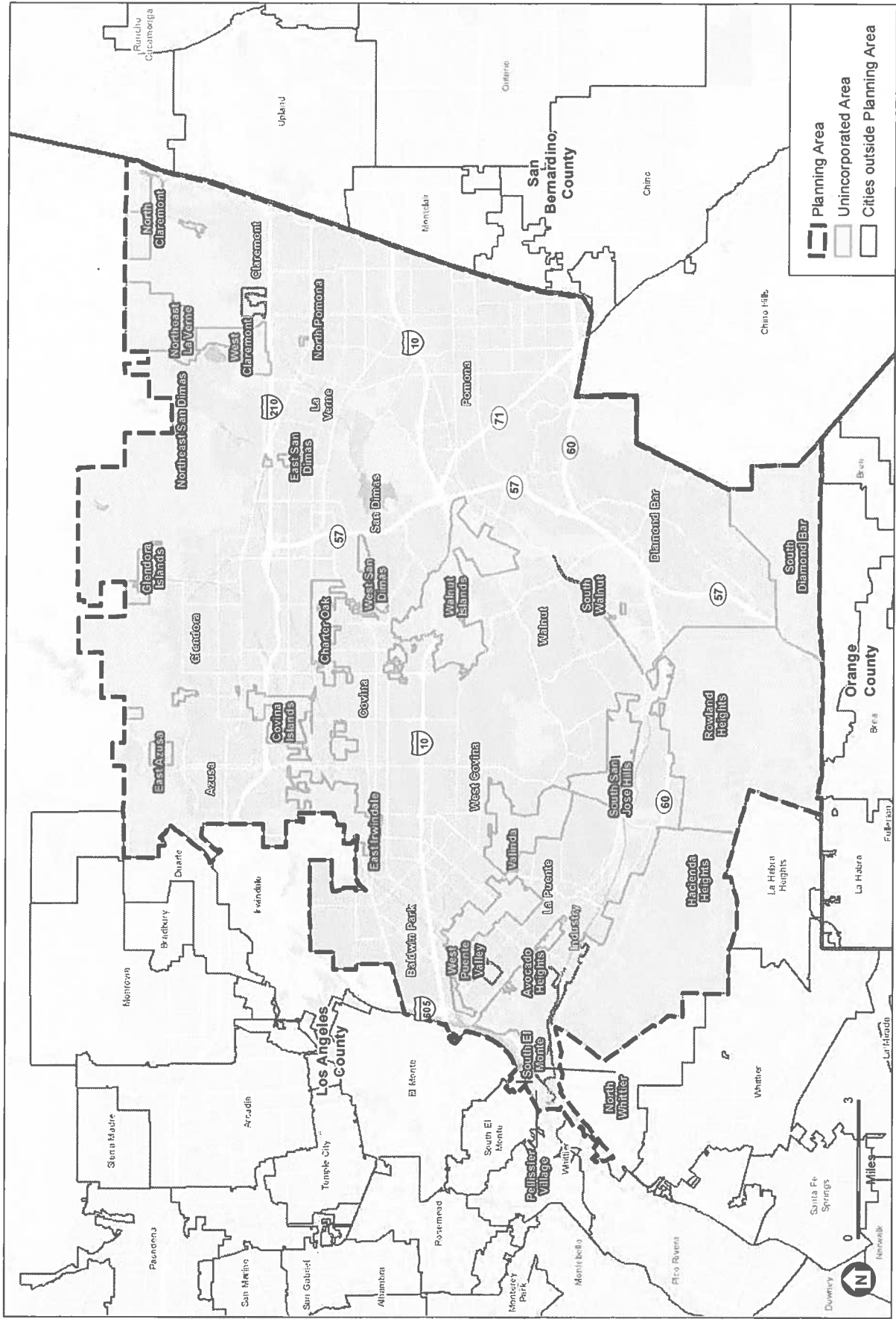
For more information about the East San Gabriel Valley Area Plan and Programmatic Environmental Impact Report (PEIR) visit: [planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/) or email [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) or call (213) 974-6425 and leave a message. To view the Notice of Preparation (NOP) online, including a **Spanish and Chinese** version of the NOP, please visit: [planning.lacounty.gov/site/esgvap/about/project-documents/](http://planning.lacounty.gov/site/esgvap/about/project-documents/) or [planning.lacounty.gov/ceqa/notices](http://planning.lacounty.gov/ceqa/notices).

Si desea conocer más información sobre el Plan de Área del Valle del Este de San Gabriel y sobre el Informe Programático de Impacto Ambiental (PEIR, por sus siglas en inglés) visite la página web: [planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/), envíe un correo electrónico a [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) o llame al (213) 974-6425 y deje un mensaje. Es posible consultar el Aviso de Preparación (NOP) en línea, incluida una versión en español y otra en chino, en: [planning.lacounty.gov/site/esgvap/about/project-documents/](http://planning.lacounty.gov/site/esgvap/about/project-documents/) o [planning.lacounty.gov/ceqa/notices](http://planning.lacounty.gov/ceqa/notices).

如需 East San Gabriel Valley 地區計劃和計劃環境影響報告 (PEIR) 的更多資訊，請造訪：[planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/)、傳送電郵至 [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) 或致電(213)974-6425 並留言。如需線上查閱《編制通知》(NOP)，包括西班牙文及中文版本，請造訪：[planning.lacounty.gov/site/esgvap/about/project-documents/](http://planning.lacounty.gov/site/esgvap/about/project-documents/) 或 [planning.lacounty.gov/ceqa/notices](http://planning.lacounty.gov/ceqa/notices)。

**ATTACHMENTS:** Initial Study

Figure 1: ESGVAP Communities



SOURCE: ESRI, Los Angeles County GIS; ESA, 2022

East San Gabriel Valley Area Plan

Figure 1  
ESGVAP Communities



# ATTACHMENT 2

- Area-wide goals and policies for the following topic specific elements: Land Use; Economic Development; Community Character and Design; Natural Resources, Conservation, and Open Space; Parks and Recreation; and Mobility.
- Area-wide Implementation Program.
- Proposed land use changes to increase housing and enhance commercial and residential development within one mile of major transit stops, within a half mile of HQTAs, and near major intersections where there is accessibility to existing or proposed frequent transit and commercial services. The goal of these land use changes would be to target growth near transit and active transportation facilities and everyday commercial services, and coordinate growth with improvements and investments that support walkable, thriving, and connected communities.
- Community chapters with additional goals, policies, and implementation programs that would be community-specific to address planning issues unique to a particular community that cannot be addressed through area-wide goals, policies, and implementation programs alone.
- An updated land use policy map that utilizes the General Plan Land Use Legend, which at a minimum, would:
  - Reflect proposed changes to land use designations to accomplish the focused growth proposed in the Land Use Element and updated Housing Element.
  - Address inconsistencies between zoning, land use policy designation, and existing use by updating zoning or land use designations, where appropriate.

### **Zone Change No. RPPL2022003557**

The ESGVAP would amend Title 22 (Planning and Zoning Code) to:

- Make changes to the zoning map. The zone changes under consideration would be targeted within a one-mile radius of major transit stops and near high-quality transit corridors as follows:
  - A-1 (Light Agriculture) to R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-A (Residential Agricultural), C-1 (Restricted Business), or MXD (Mixed Use Development)
  - C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (General Commercial), or C-H (Commercial Highway) to MXD (Mixed Use Development)
  - R-A (Residential Agricultural) to R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), C-1 (Restricted Business), or MXD (Mixed Use Development)
  - R-1 (Single-Family Residence) to R-2 (Two-Family Residence or MXD (Mixed Use Development).
- Incorporate the proposed rezoning as identified in the Housing Element 2021–2029 to meet the Regional Housing Needs Assessment goals for the County.
- Re-zone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations.

Proposed changes to land use and zoning that would increase growth in the ESGV Planning Area are summarized in **Table 3-1, Land Use and Zoning Change Summary for Proposed Growth**. Maps depicting proposed land use and zoning changes that could result in growth are included in **Appendix C, ESGV Planning Area Communities: Land Use and Zoning Change Figures**. Land use and zoning change maps are included for the communities of Avocado Heights; Charter Oaks; East San Dimas; Hacienda Heights; North Pomona; Pellissier Village; Rowland Heights; South Diamond Bar; South Walnut; Unincorporated North Whittier; Unincorporated South El Monte; Walnut Islands and West San Dimas; Covina Islands and East Irwindale; South San Jose Hills, Valinda, and West Puente Valley; and the Foothill Communities. The proposed zoning modifications would allow higher densities of growth focused within one mile of major transit stops, within a half-mile of high-quality transit corridors, and within a quarter-mile of established or new commercial centers that would have access to frequent transit services.

In addition to changes to land use designations and zoning to accomplish growth and preservation strategies, the ESGVAP would update some existing zoning and land use designations to ensure consistency between the ESGVAP and the General Plan land use policy map. In these cases, these updates would not change the density or type of land use allowed but would simply provide consistency with the General Plan. Land use and zoning changes proposed to create consistency with the General Plan are not included in Table 3-1, below.

**TABLE 3-1  
LAND USE AND ZONING CHANGE SUMMARY FOR PROPOSED GROWTH**

<b>Community</b>	<b>Location of Change</b>	<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>	<b>Existing Zoning Designation</b>	<b>Proposed Zoning Designation</b>
Avocado Heights	Areas near the intersection of Don Julian Rd and Workman Mill Rd	H9	Increase in residential density to H18	A1 C1 (Restricted Businesses)	R-2 or R-4 MXD (Mixed-Use Development).
Charter Oaks	Areas within a quarter-mile of a major transit stop (Arrow Hwy and Grand Ave). These areas are also located in proximity to HQTAs, existing commercial centers, and proposed village centers	H9	CG (General Commercial)	A-1	C-3
	Areas within a quarter-mile of an HQTA. Many of these areas are also within one mile of a major transit stop	H9	H18	A-1	R-2
	Areas within a quarter-mile of an HQTA and located between E. Cienega Ave and E. Arrow Hwy	H9	H18	A-1	R-2
	Some areas along E. Arrow Hwy and S. Valley Center Ave	H9	CG	A-1, C-1, C-2, C-3	MXD

Community	Location of Change	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation
Covina Islands	Areas near the intersection of N. Citrus Ave and E. Covina Blvd, adjacent to Cypress Park, which are within a half-mile of a major transit stop (Metrolink Covina)	H9	H30	R-A	R-3
	Areas within a half-mile of the Arrow Hwy and Azusa Ave Transit Stop	H9	H18	A-1	R-2
	Area near E. Gladstone Ave and Barranca Ave, near a proposed commercial center	H9	CG	R-A	C-1
	Area near Arrow Hwy and Barranca Ave and another near E Gladstone St and Barranca Ave	H9	CG	A-1	C-1
	Area near E. Mauna Loa Ave and Barranca Ave (near Stanton Elementary School)	H9	H18	No change	No change
	Area on the southeast corner of Irwindale Ave and E. San Bernardino Ave	No change	No change	C-1	C-3
East Irwindale	An area within one mile of a major transit stop and within a half-mile of an HQTA north of East Arrow Highway and south of West Gladstone Street	H9	H18	A1	R-1, R-2
	An area within a half-mile of a major transit stop and within a quarter-mile of an HQTA north of East Arrow Highway and south of West Gladstone Street	H9	H30	A1	R2, R4, MXD
East San Dimas	Within a half-mile from proposed village centers	H9	H18	R-A	R-2
	Select residential areas along N. San Dimas Canyon Road and near proposed commercial areas	H9	CG	R-A	C-1
Hacienda Heights	Three areas that are within a half-mile of the proposed Village Center and existing Commercial Center at the corner of S. Hacienda Blvd and Newton St, that are currently designated H5 and H2, will increase in density to H30	H2 and H5	H30	R-1 and R-A	R-2
	Select areas that are within a half-mile of the proposed Village Center and existing Commercial Center at the intersection of S. Azusa Ave and Colima St	H5	H30	R-A	R-2

Community	Location of Change	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation
	Two areas that are within a quarter-mile of the Village Center and Commercial Center at the intersection of S. Azusa Ave and Colima St	No change	No change	C-2	MXD
Rowland Heights	Area on the west end of Colima Rd near the proposed Village Center	No change	No change	C-3	MXD
	Along Colima Rd within a quarter-mile of existing commercial centers	U1	H18	R-1 C-1, C-2, C-3	R-2 MXD
	Select areas within a quarter-mile of existing commercial centers	U1 or U2	H18	A-1	R-2
South San Jose Hills	An area near the Commercial Center at the intersection of Temple Ave and S. Azusa Ave	H9	CG	A-1	C-1
	An area near the Commercial Center at the intersection of S. Nogales St and Northam St	No change	No change	C-2	MXD
Valinda	One area which is located along an HQTAs and near a Village Center located at Amar Rd and Walnut Ave	H9	CG	R-1	MXD
	Another area that is within a half-mile of a major transit center (Azusa Ave and Amar Rd)	H18	CG	C-1	MXD
	One area located along S. Glendora Ave	No change	No change	C-2 and C-H	MXD
West Puente Valley	Area on the western corner of Orange Avenue and Francisquito Avenue	CG	MU (Mixed-Use Development)	C-1	MXD

### Advanced Planning Case No. RPPL2021013047

The ESGVAP would amend Title 22 (Planning and Zoning Code) to implement the goals and policies of the Project that would, in part, improve walkability of neighborhoods, create communal space, improve community character and design, increase neighborhood greening, increase access to transit, and promote land use compatibility. The proposed advanced planning amendments to Title 22 (Planning and Zoning Code) would:

- Reassess and revise the existing Rowland Heights CSD to bring it into conformance with the goals and policies of the ESGVAP.
- Adjust the boundaries of Avocado Heights and the Trailside Ranch EDs to create one consolidated equestrian district and include adjacent properties with existing equestrian use.
- Establish an area-wide overlay to regulate height, protect significant ridgelines, and provide public communal space in new development.

increase access to transit, and promote land use compatibility. The proposed advanced planning amendments to Title 22 (Planning and Zoning Code) would: reassess and revise the existing Rowland Heights CSD to bring it into conformance with the goals and policies of the ESGVAP; adjust the boundaries of Avocado Heights and the Trailside Ranch EDs to create one consolidated equestrian district and include adjacent properties with existing equestrian use; and establish an area-wide overlay to regulate height to fifty feet (versus the currently allowable 65 feet height limit), protect significant ridgelines, and provide public communal space in new development.

As described above, implementation of the ESGVAP would be anticipated to result in the clustering of the bulk of future development in the 24 unincorporated communities that make up the ESGVAP area, such that the increased height and massing in those areas could be noticeable as part of larger scenic vistas. However, policies included in the ESGVAP and the County's General Plan, as well as amendments to Title 22, would guide the design of future development in these areas to the extent that such development would integrate into the existing character of those communities, would have gradual transitions between areas of differing density, and would not have an adverse impact to existing views of the East San Gabriel Valley area from elevated vantage points.

The San Gabriel Mountains and San Jose and Puente Hills play a major role in physically defining the diverse communities in the unincorporated East San Gabriel Valley. Views of those scenic resources are available from many vantage points within the subject communities, though the urbanized setting includes development and trees that can obscure all or some views of the landscape surrounding the Plan Area. Development pursuant to implementation of the ESGVAP would result in targeted clustering of higher density development around valued transit corridors, which may have taller buildings heights, the construction of which would have the potential to obscure views of the surrounding mountainous terrain from certain vantage points within the lowland valley. While abundant views of these scenic and visual resources would remain with new development, the extent of physical change that could occur and the associated alteration and potential blockage of views is considered substantial. Given that the ESGVAP plans for higher density development than currently exists in the area, no feasible mitigation measures are available to reduce this impact. This impact is, therefore, considered **significant and unavoidable**.

**Impact 4.1-2: Would the Project be visible from or obstruct views from a regional riding, hiking, or multi-use trail?**

**Less-Than-Significant Impact.** The East San Gabriel Valley is encircled by hills and mountains which provide access to a variety of trails. Additionally, the East San Gabriel Valley is unique with regard to the equestrian trails that are present throughout the Plan Area. The ESGVAP would allow for development around high-quality transit areas and major transit stops at densities that are higher than what currently exists. Implementation of the ESGVAP would involve construction of new development and would involve changes to the existing visual appearance of development in the East San Gabriel Valley. The proposed focused densification that would occur pursuant to the ESGVAP is not anticipated to occur proximal to regional riding, hiking, or multi-



use trails, which are understood to primarily exist in open space areas. Therefore, implementation of the ESGVAP is not anticipated to obstruct views from those locations. Construction of new development and increases in building heights and changes to building forms could result in visual impacts that are visible from regional trails.

As described above, implementation of the ESGVAP is anticipated to result in the clustering of the bulk of future development in the 24 unincorporated communities that make up the ESGVAP area, such that the increased height and massing in those areas could be noticeable as part of larger scenic vistas. However, policies included in the ESGVAP and the County's General Plan would guide the design of future development in these areas to the extent that such development would integrate into the existing character of those communities, would have gradual transitions between areas of differing density, and would not have an adverse impact to existing views of the ESGVAP area from elevated vantage points, as are available from regional riding, hiking, and multi-use trails, and a **less-than-significant** impact would occur. No mitigation is required.

**Impact 4.1-3: Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Less-Than-Significant Impact.** As described above in the Environmental Setting, there are no designated state scenic highways within or visible from the ESGVAP area, and the Plan Area is not visible to any designated state scenic highways. However, as described in the Environmental Setting, SR 57 is identified by Caltrans as eligible for designation as a state scenic highway. Views into the ESGVAP area from SR 57 are limited to distant views characterized by rolling hills in the southern portion of the Plan Area that obscure views of the majority of the ESGVAP area to the north. The San Gabriel mountains are a visible feature further to the north. From this segment of SR 57, development in the Rowland Heights, South Diamond Bar, and South Walnut communities could be visible. However, the summary of land use changes in Table 3-1 of Chapter 3, *Project Description*, do not include land use or zoning changes that would be anticipated to be visible from SR 57. Development in unincorporated communities further to the north, may be briefly visible from SR 57; however, based on the level of densification anticipated to occur pursuant to the ESGVAP, such development is not anticipated to be visibly discernable from those distances. For this reason, implementation of the ESGVAP is not anticipated to substantially damage scenic resources within a state scenic highway, and a **less-than-significant** impact would occur. No mitigation is required.

**Impact 4.1-4: Would the Project 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 and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from a publicly accessible vantage point.)**

**Significant and Unavoidable Impact.** The ESGVAP includes proposed land use changes and policies, the implementation of which would focus residential, commercial, and mixed use growth within approximately one mile of existing and planned future high quality transit and commercial services. Within this radius to transit, the ESGVAP includes amendments to the

General Plan and Zoning Code to convert the lower-density agriculture (A-1), commercial (C-1, C-2, , or C-H), residential agriculture (R-A), and single-family residential zones to higher density residential or mixed-use zones. The amendment of Title 22 (to implement the goals and policies of the Project) would, in part, establish an area-wide overlay to regulate height to fifty feet (versus the currently allowable 65 feet height limit), protect significant ridgelines, and provide public communal space in new development. The densification of development around these corridors would result in development of increased density, greater scale, and higher height than currently exists in many areas under the ESGVAP, and for the purposes of CEQA, could result in potentially adverse effects to visual character and the quality of public views.

The ESGVAP includes policies intended to minimize the visual impact of new development constructed pursuant to the ESGVAP. Policy LU-1.5, calls for accommodation of growth in a way that compliments community scale and character. Policies LU-6.1 and CC-1.4 require new development and improvements to be designed with consideration of the unique or defining elements of the communities' existing built form, architectural character, buildings materials, views, and other defining elements. Policy LU-6.9 calls for compatible development, ensuring that new development is sited, designed, and scaled to relate contextually with surrounding neighborhood character with respect to heigh, bulk, orientation, setback access, lighting, landscaping, and aesthetics. Policy CC-4.1 calls for the directed higher-density development pursuant to the ESGVAP to provide setbacks and built-form transitions to lower-scale communities, which would lessen the severity of the transition to the surrounding lower-density uses. Policy CC-4.4 requires the massing of new development to include varying massing components and breaks in massing and plane to mimic existing residential character. Policy CC-6.3 calls for the County to ensure that higher-intensity commercial and mixed-use projects fit with the lower scale of adjoining residential communities through the use of step-back, transitional heights, and landscape buffers. Policy NR-15.4 requires the County to regulate project designs to blend seamlessly with the natural terrain and vegetation. Similarly, Policy NR-15.8 requires development in HMAs to site structures to minimize their visual impact and blend into the natural landscape. Implementation of the ESGVAP policies identified above would guide the design, massing, and height, of development pursuant to implementation of the ESGVAP such that it would be visually compatible with nearby uses, would be consistent with the character of the individual communities in which development would occur, and would have transitions in height and massing that would minimize the visual obtrusion of increasing density around targeted corridors.

Notwithstanding the adoption of General Plan and zoning amendments with approval of the ESGVAP, new developments of increased density, greater scale, and higher height than currently exists in many areas could result in potentially adverse effects to visual character and the quality of public views. As development pursuant to the ESGVAP could be denser and taller than most or all of the existing adjacent development, some areas currently appreciated as open space could be developed with new housing. Given that the ESGVAP would result in higher density development than currently exists in the Plan Area, no feasible mitigation is available, and this impact is considered **significant and unavoidable**.

### **Health Impacts from Construction and Operational Emissions**

The California Supreme Court decision in *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502 resulted in the need for CEQA documents to address human health impacts of regional criteria pollutant emissions that exceed air district standards. Because regional emissions may exceed the SCAQMD regulatory thresholds during construction and operational activities, there is the potential that these emissions would exceed the CAAQS and NAAQS thus resulting in a health impact. For example, breathing ground-level ozone (which is produced from emissions of NO<sub>x</sub> and VOC) can have health impacts that include reduced lung function, inflammation of airways, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. Exposure to PM<sub>10</sub> has been associated primarily with worsening of respiratory diseases, including asthma and chronic obstructive pulmonary disease, leading to hospitalization and emergency department visits. Exposure to PM<sub>2.5</sub> has been associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, restricted activity days, and long-term exposure to PM<sub>2.5</sub> has been linked to premature death. Health impacts of criteria pollutants are further discussed above in *Existing Environmental Conditions*.

The SCAQMD, CARB, and USEPA have not approved a quantitative method to reliably, meaningfully, and consistently translate the mass emission estimates for the criteria air pollutants resulting from individual future projects facilitated by the ESGVAP to specific health impacts. There are numerous scientific and technological complexities associated with correlating criteria air pollutant emissions from an individual project to specific health impacts or potential additional nonattainment days. The SCAQMD submitted an amicus brief that indicates it is not feasible to quantify project-level health impacts based on the available modeling tools (SCAQMD 2015b). Further, without knowing the exact specifications for future projects that may be facilitated by adoption of the ESGVAP, there is no way to accurately calculate the potential for health impacts from the ESGVAP. Individual future projects facilitated by adoption of the ESGVAP would be required to provide their own environmental analyses to determine health impacts from the construction and operation. To the extent that such projects would generate emissions during construction and operations and could exceed air district construction significance thresholds, they would contribute to the health impacts of the criteria pollutants described above in *Existing Environmental Conditions*.

#### **Impact 4.3-3: Would future development facilitated by adoption of the ESGVAP have a significant impact if it exposes sensitive receptors to substantial pollutant concentrations?**

**Significant and Unavoidable.** Criteria air pollutant emissions have the potential to result in health impacts on sensitive receptors located near new development within the ESGV Planning Area. As discussed previously, localized impacts are associated with onsite project activities of future development facilitated by adoption of the ESGVAP. In addition to these localized impacts, vehicle travel associated with the ESGVAP has the potential to result in exposure of sensitive receptors to CO emissions from intersection congestion. Based on the nature and extent of future development facilitated by adoption of the ESGVAP, nearby sensitive receptors could be exposed to levels of toxic air contaminants that could result in a potential increase in cancer, acute, and/or chronic risk.

**Goal PR-3:** Equitable access to connected, comprehensive, clearly signed, and buffered non-motorized pathways and trails.

**Policy PR-3.2: Connective Multi-Use Trails and Pathways.** Develop clearly designated and protected multi-use trails and pathways that connect neighborhoods to public services and facilities, neighborhood services, community destinations, greenways, trailheads, parks, and open spaces that are regularly maintained with locally native vegetation and environmentally sustainable surfaces.

**Policy PR-3.3: Enhanced Multi-Use Pathway and Trail Connectivity.** Improve connectivity for non-motorized travel, incorporating design features that improve the perceived safety of trail- and pathway-crossings for heavily trafficked roads, train crossings, and highway under/overpasses for humans and equines. Where possible, route trails and pathways away from heavily trafficked roads and other high noise environments.

**Policy PR-3.4: Pathways, Trails, and Water Resources.** Incorporate multi-use trails and pathways as components of river and water resource planning and management projects and ensure connectivity to active transportation networks linking communities, open spaces, and destinations distributed throughout the Planning Area and adjacent regions.

**Goal PR-4:** Parks and open space facilities are designed, constructed, and managed to ensure natural resource, habitat, and species protections.

**Policy PR-4.1: Protect Biological Resources.** In biologically sensitive areas—including areas of seasonal sensitivity, such as during nesting season—manage parks and open spaces, such that the protection of sensitive habitat areas and biological resources takes precedence over recreational access.

## Impact Analysis

**Impact 4.4-1: Would the Project have a substantial adverse impact, 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)?**

**Significant and Unavoidable Impact.** The ESGVAP is a long-range policy document and does not include specific projects that would have adverse impacts on special-status species and their habitat. While the ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5), depending on the location of these future projects, construction could result in impacts to candidate, sensitive, or special status species, or their habitats, including those in SEAs. While the SEAs could provide mountain lion habitat, there are no proposed changes resulting in increases to intensity to the existing zoning or land use intensities within the SEAs. Therefore, impacts to mountain lions and habitat resulting from implementation of the ESGVAP would not be anticipated.

Future projects could result in modification of designated critical habitat for coastal California gnatcatcher, removal of habitat for rare plants known to occur in the area such as many-stemmed

dudleya, or removal of bat roosting habitat for special-status bats, such as big free-tailed bat (*Nyctinomops macrotis*). Future individual projects to implement the goals, policies, strategies and implementation actions proposed in the ESGVAP would undergo site-specific review and CEQA analysis to analyze and mitigate potential significant impacts to candidate, sensitive, or special status species and their habitats. Furthermore, implementation of individual projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would be subject to policies included in the General Plan, as well as other local, state, and federal regulations regarding candidate, sensitive, or special status species. Additionally, the Conservation and Natural Resources Element of the County's General Plan, including the SEA Program, will continue to be followed and enforced to protect biological resources.

However, buildout of the ESGVAP could result in impacts to various habitat types, which could result in the loss of special-status species through direct mortality or via indirect effects such as habitat loss and edge effects at the urban-wildland interface. Therefore, buildout of the ESGVAP could have significant adverse impacts on special-status species and/or their habitats. Goals 3 and 4 encourage future projects to protect biological resources and habitats in the Planning Area. However, future projects may not completely avoid impacts or result in habitat enhancements. As a result, impacts would be significant and unavoidable.

**Impact 4.4-2: Would the Project 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?**

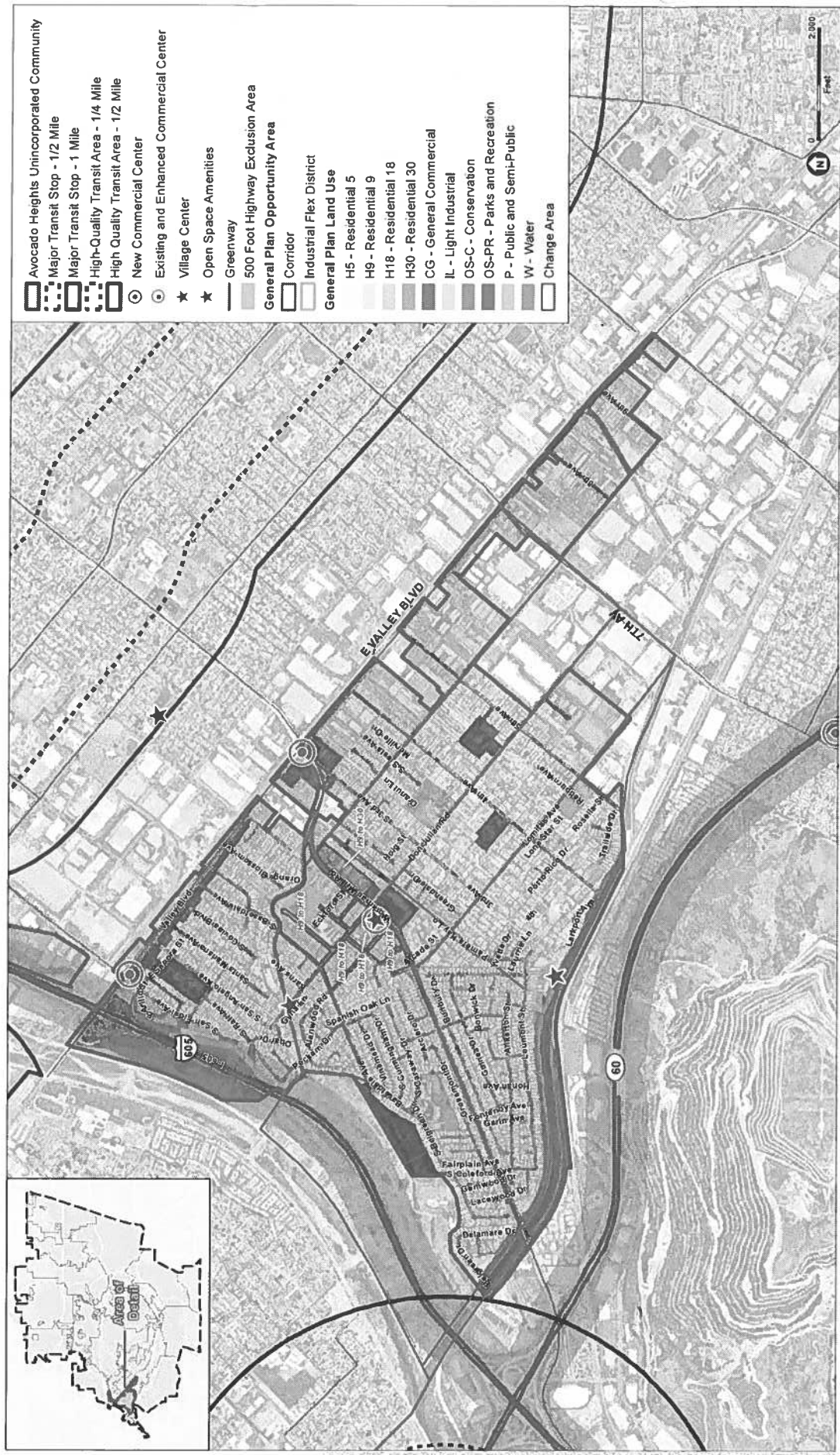
**Significant and Unavoidable Impact.** Sensitive natural communities present in the Planning Area include walnut woodland and forest communities, riversidean alluvial fan sage scrub, and riparian forest and woodland communities identified in *Sensitive Natural Communities*, above. There is a potential for any of these sensitive natural communities or others that have not been reported or mapped (i.e., non-jurisdictional wetlands) to be affected by the construction of one or more of the projects undertaken to implement the ESGVAP.

The ESGVAP is a long-range policy document and does not include specific projects that would have adverse impacts on sensitive natural communities. The ESGVAP would target community-serving growth near planned or existing development. However, depending on the location of the implementing projects, construction could result in impacts to sensitive natural communities. Future individual projects to implement the goals, policies, strategies and implementation actions proposed in the ESGVAP would undergo site-specific review and CEQA review to analyze and mitigate potential significant impacts to sensitive natural communities. Further, the individual projects implementing the ESGVAP's goals, policies, strategies, and implementation actions also would be subject to policies included in the General Plan, as well as other local, state, and federal regulations regarding sensitive natural communities. However, impacts to sensitive natural communities would be significant and unavoidable.

Appendix C  
**ESGVAP Plan Area  
Communities: Land Use and  
Zoning Change Figures**



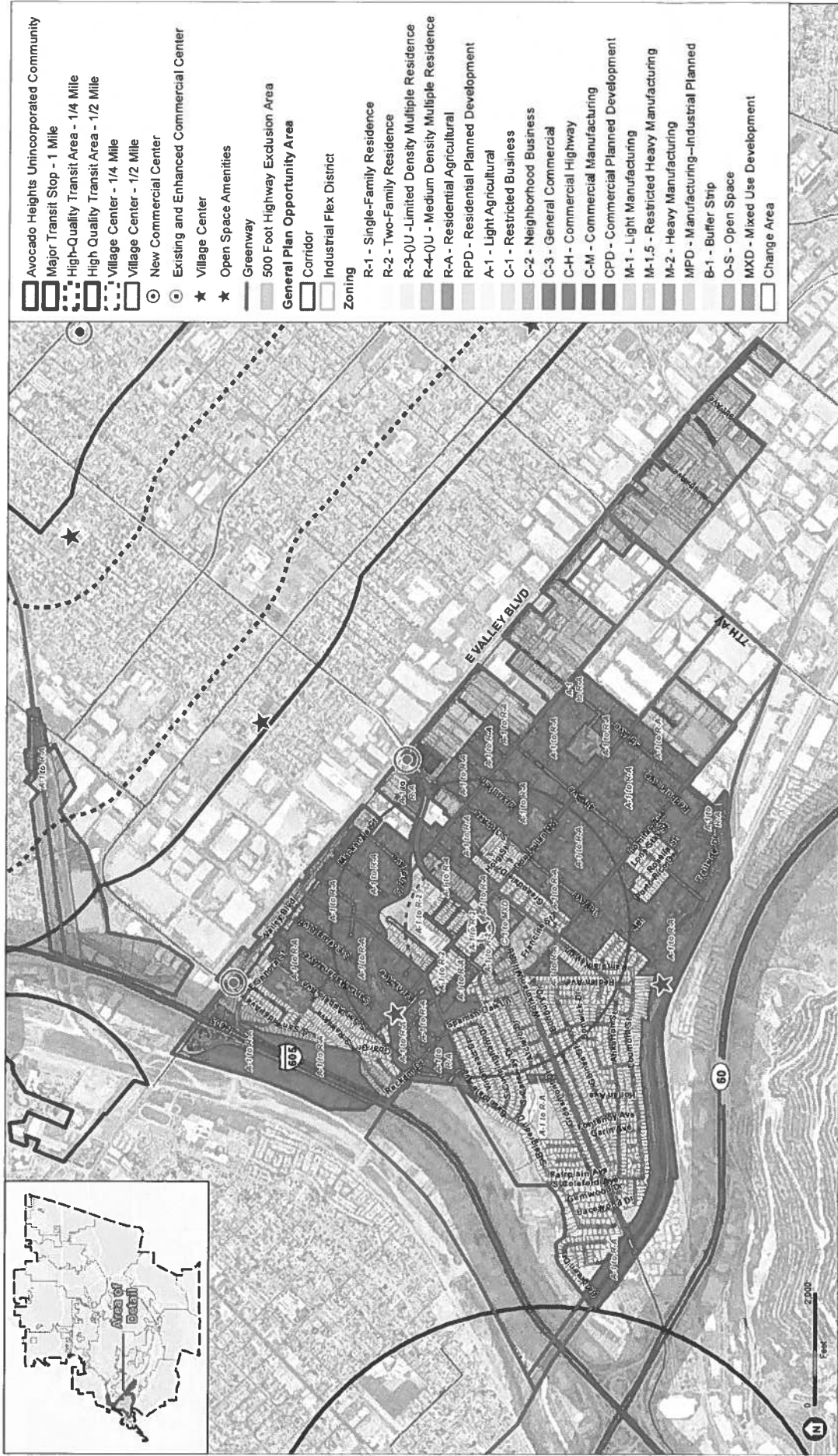


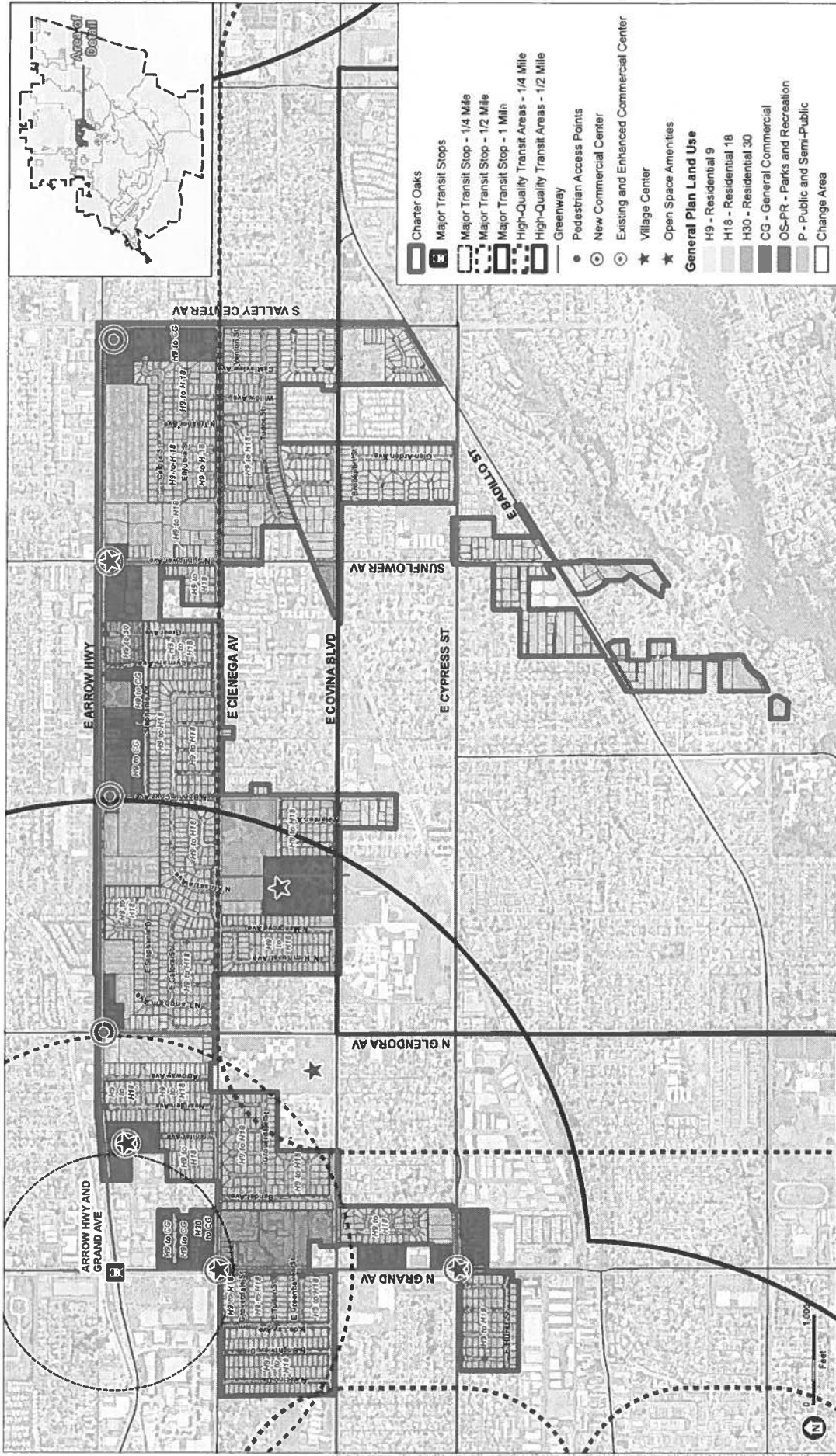


- Avocado Heights Unincorporated Community
- Major Transit Stop - 1/2 Mile
- Major Transit Stop - 1 Mile
- High-Quality Transit Area - 1/4 Mile
- High Quality Transit Area - 1/2 Mile
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Greenway
- 500 Foot Highway Exclusion Area
- General Plan Opportunity Area
- Corridor
- Industrial Flex District
- General Plan Land Use
- H5 - Residential 5
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- IL - Light Industrial
- OS-C - Conservation
- OS-PR - Parks and Recreation
- P - Public and Semi-Public
- W - Water
- Change Area







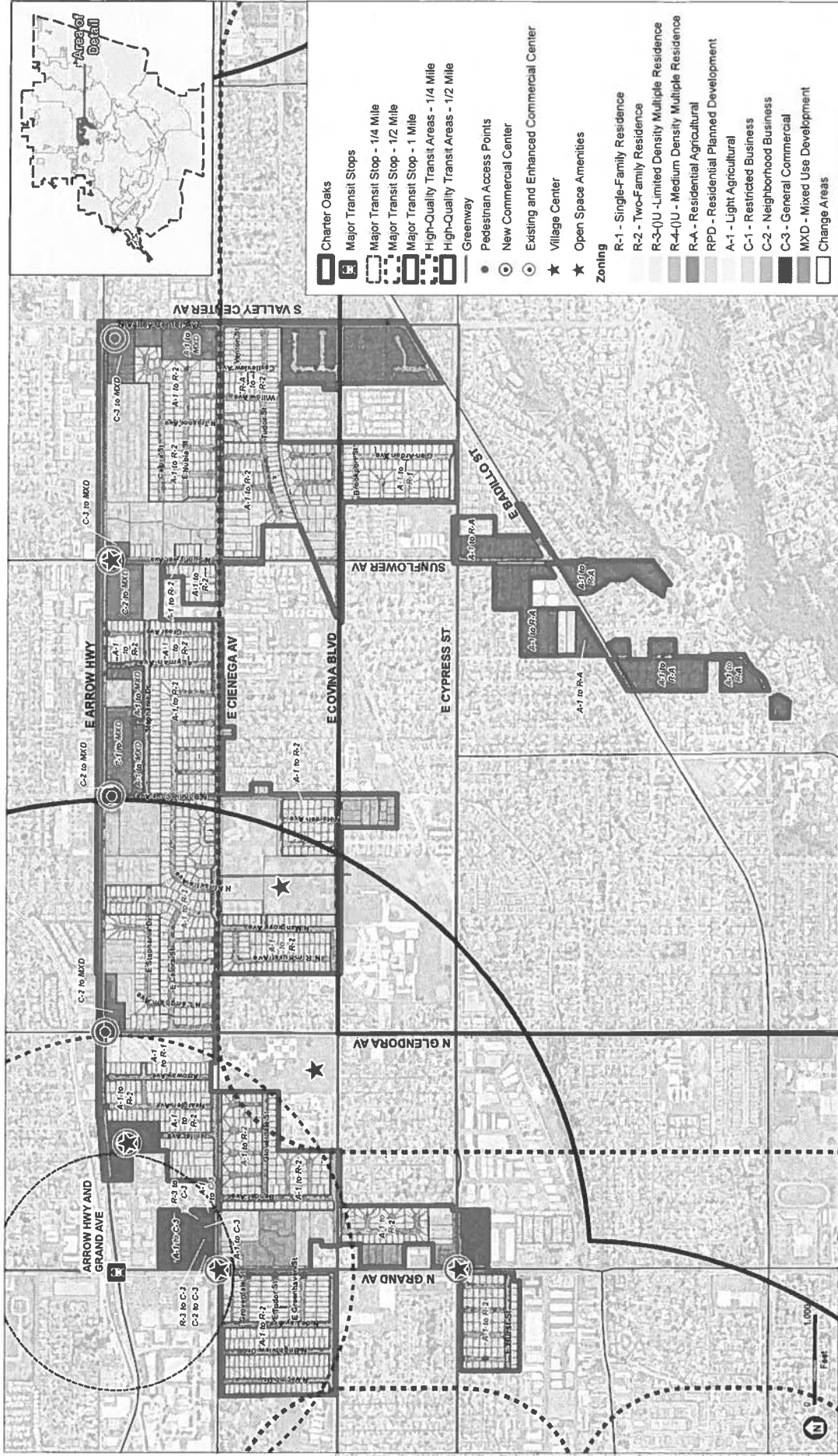


East San Gabriel Valley Area Plan

**Charter Oaks  
Land Use Map**

SOURCE: ESRI, Los Angeles County GIS, Nestmap, ESA, 2021.

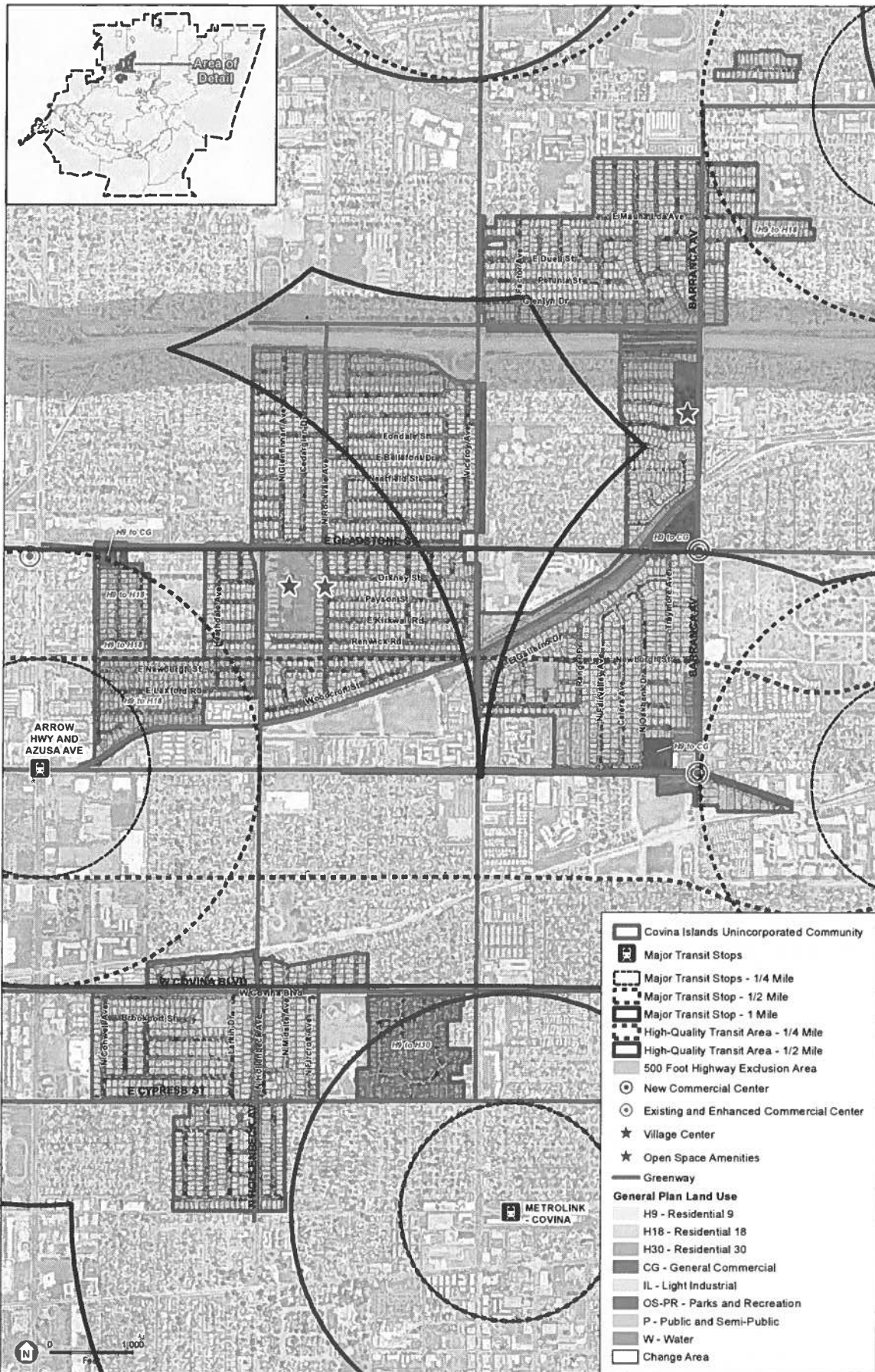




SOURCE: ESRI, Los Angeles County GIS, Nearmap, ESA, 2021.





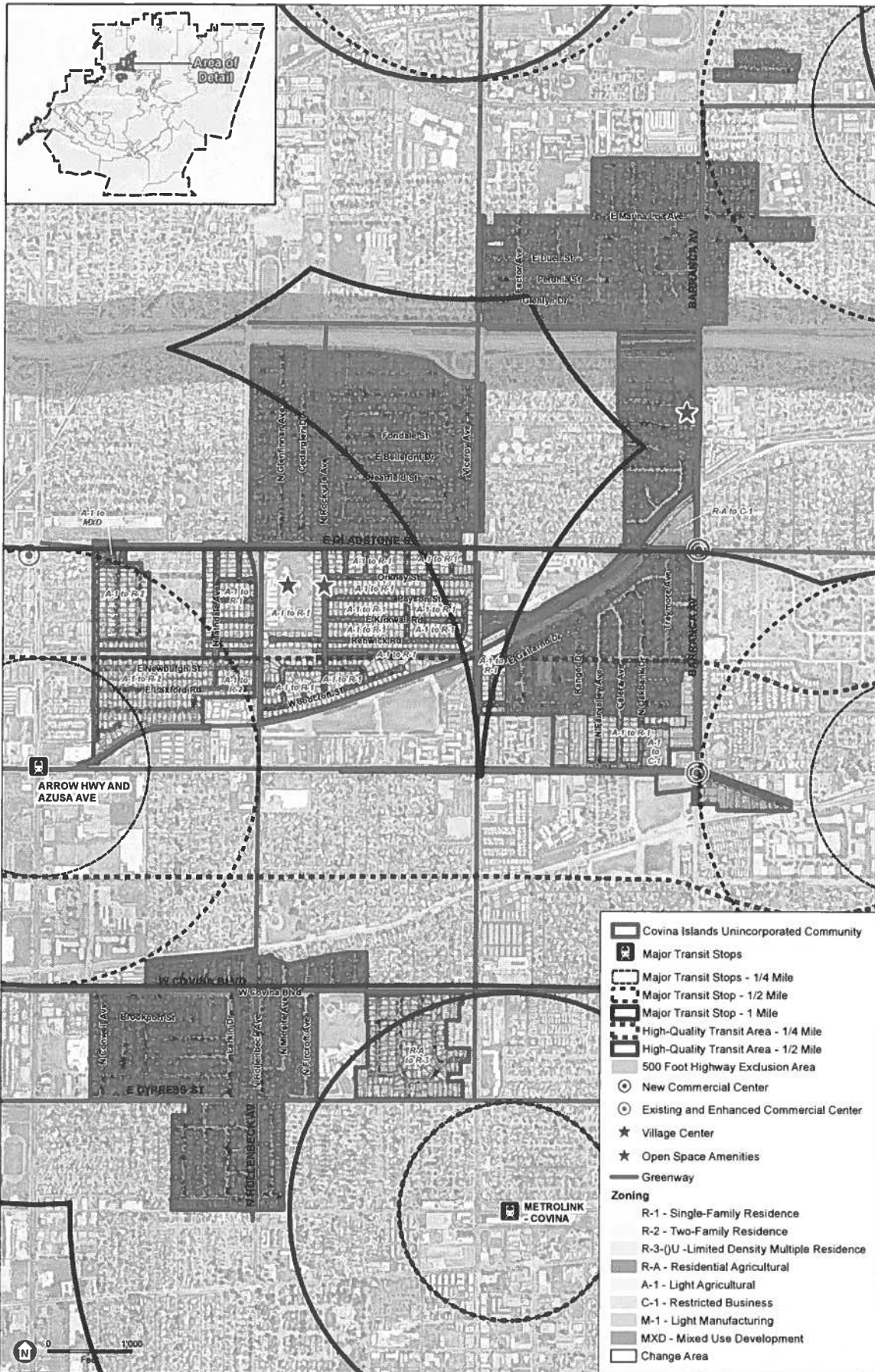


SOURCE: ESRI, Los Angeles County GIS, ESA, 2021.

East San Gabriel Valley Area Plan



**Covina Islands  
Land Use Map**



SOURCE: ESRI, Los Angeles County GIS, ESA, 2021.



East San Gabriel Valley Area Plan

Covina Islands  
Zoning Map



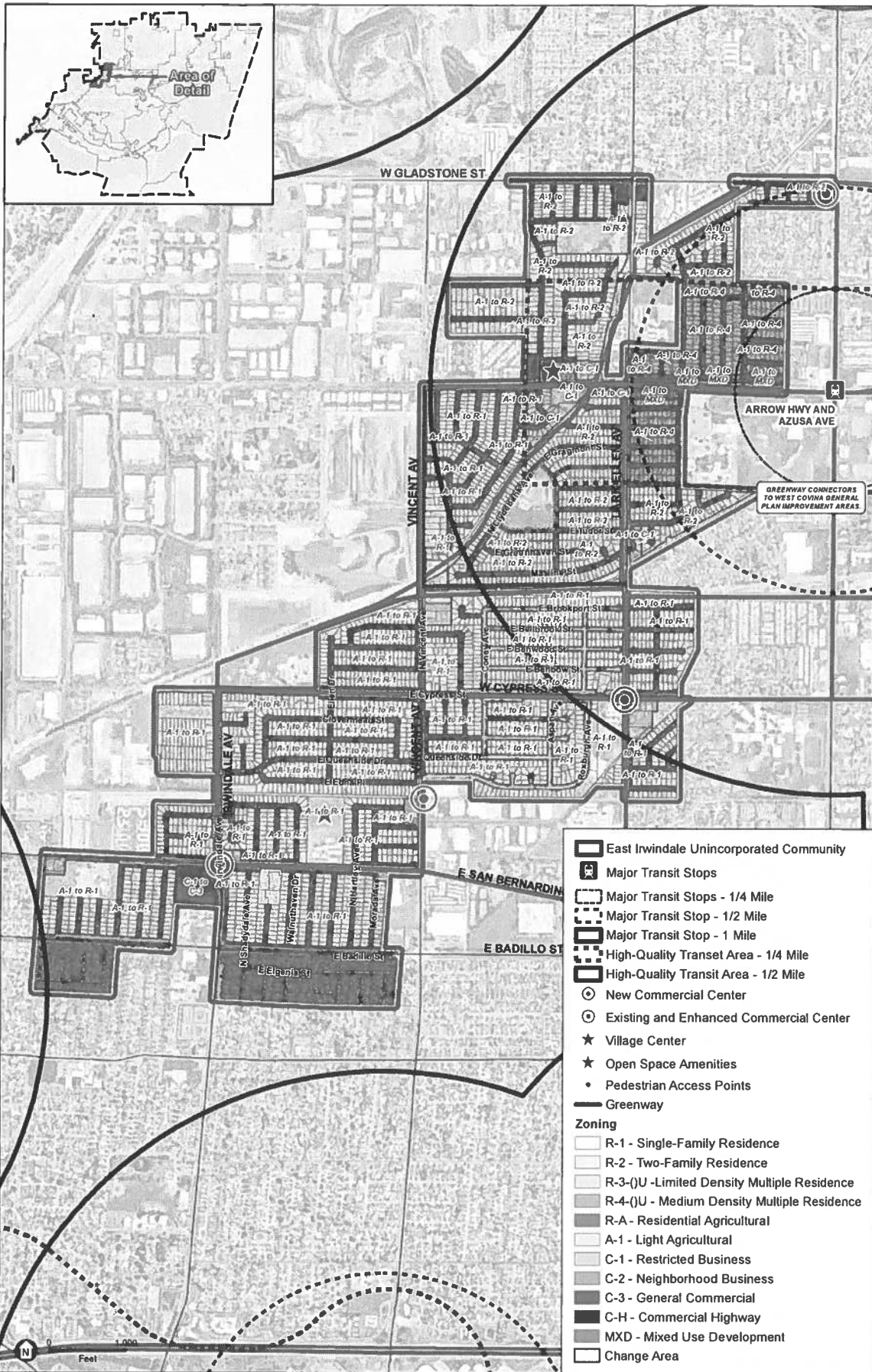
SOURCE: ESRI, Los Angeles County GIS, Nearmap, ESA, 2021.

East San Gabriel Valley Area Plan



East Inwandle  
Land Use Map



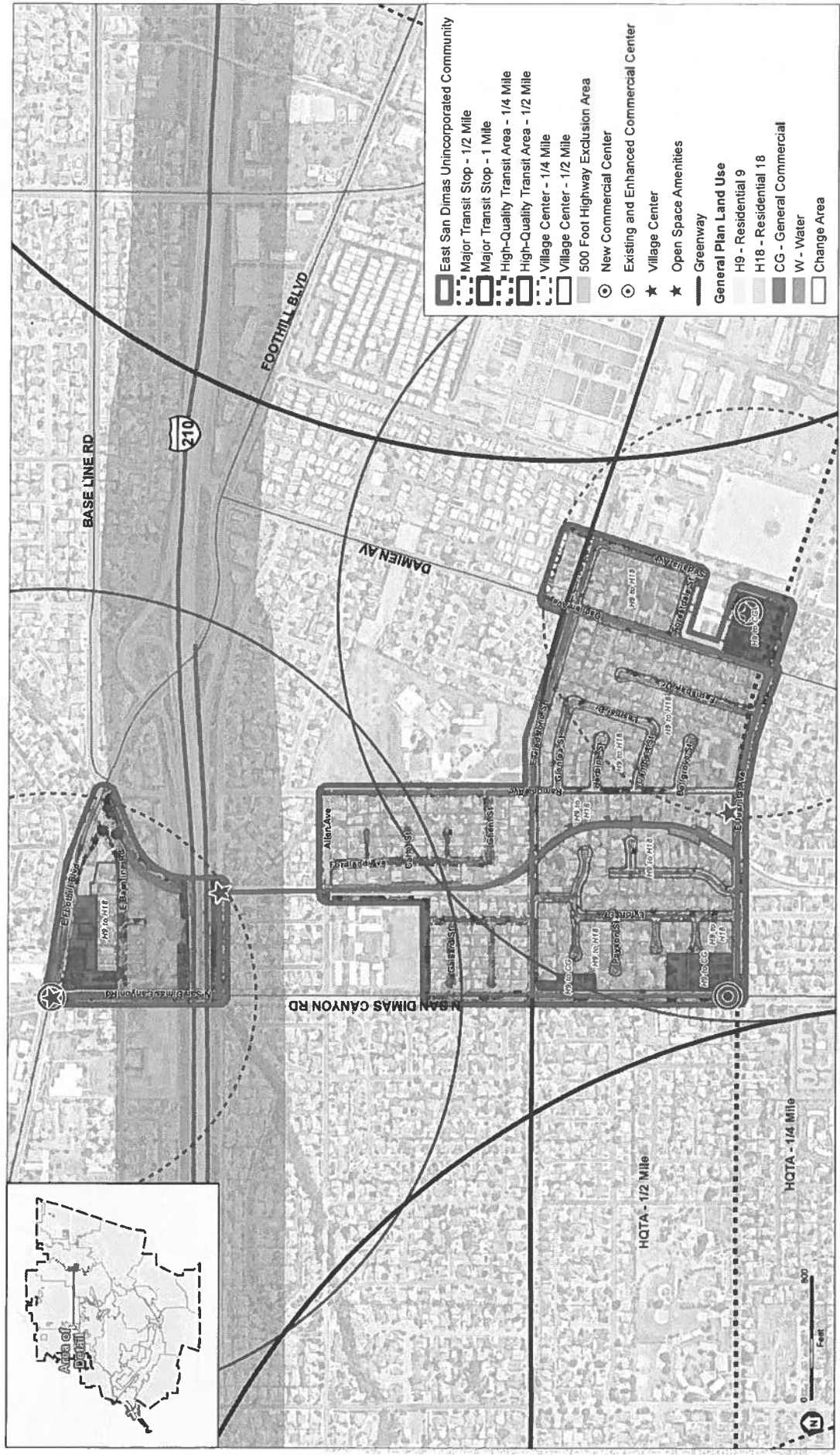


SOURCE ESRI, Los Angeles County GIS, Nearmap, ESA, 2021.

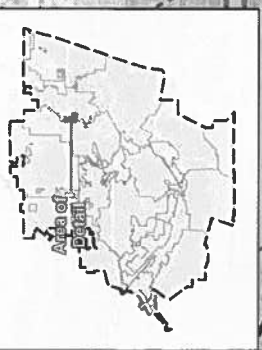


East San Gabriel Valley Area Plan

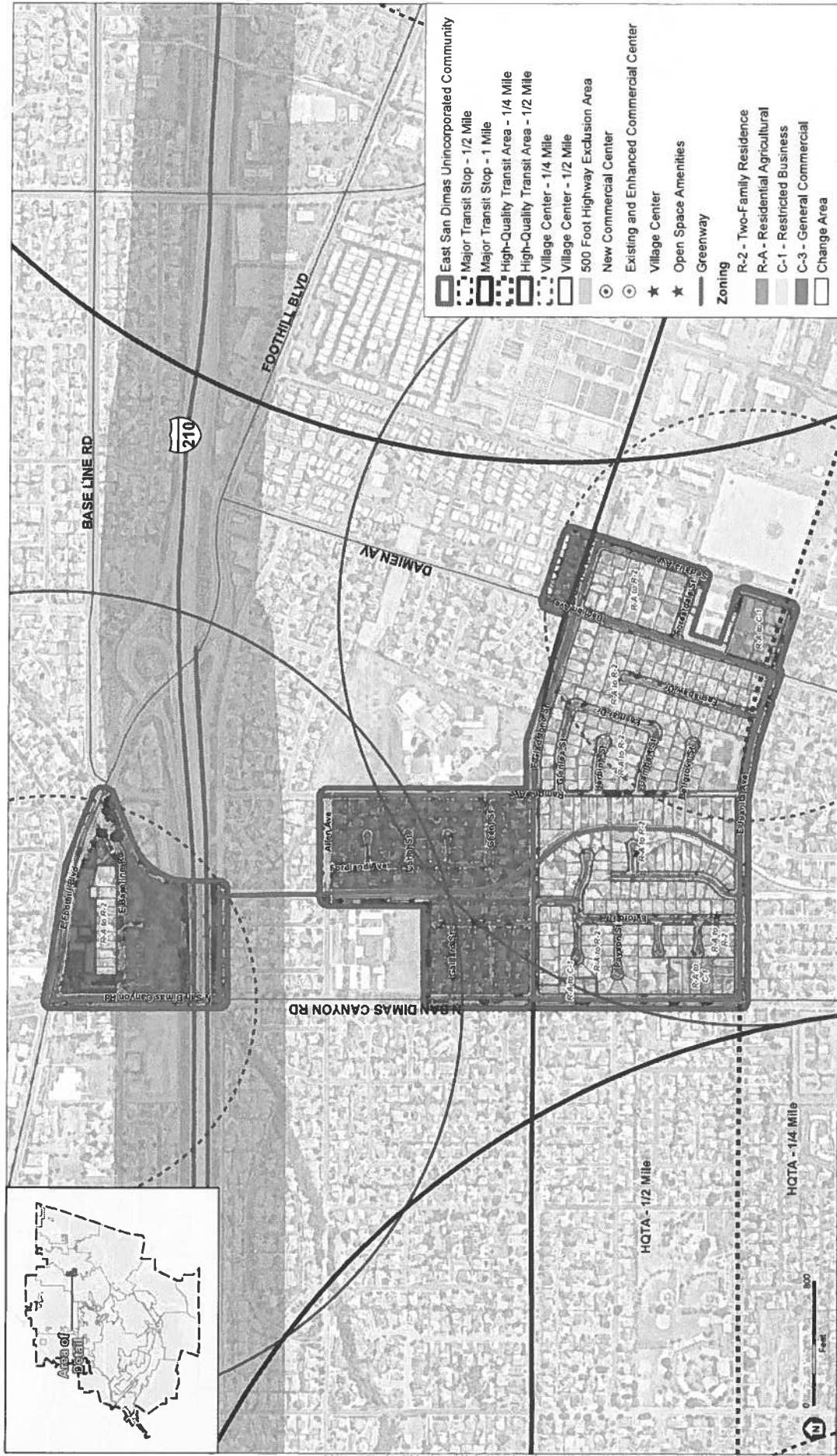
East Inwilde  
Zoning Map



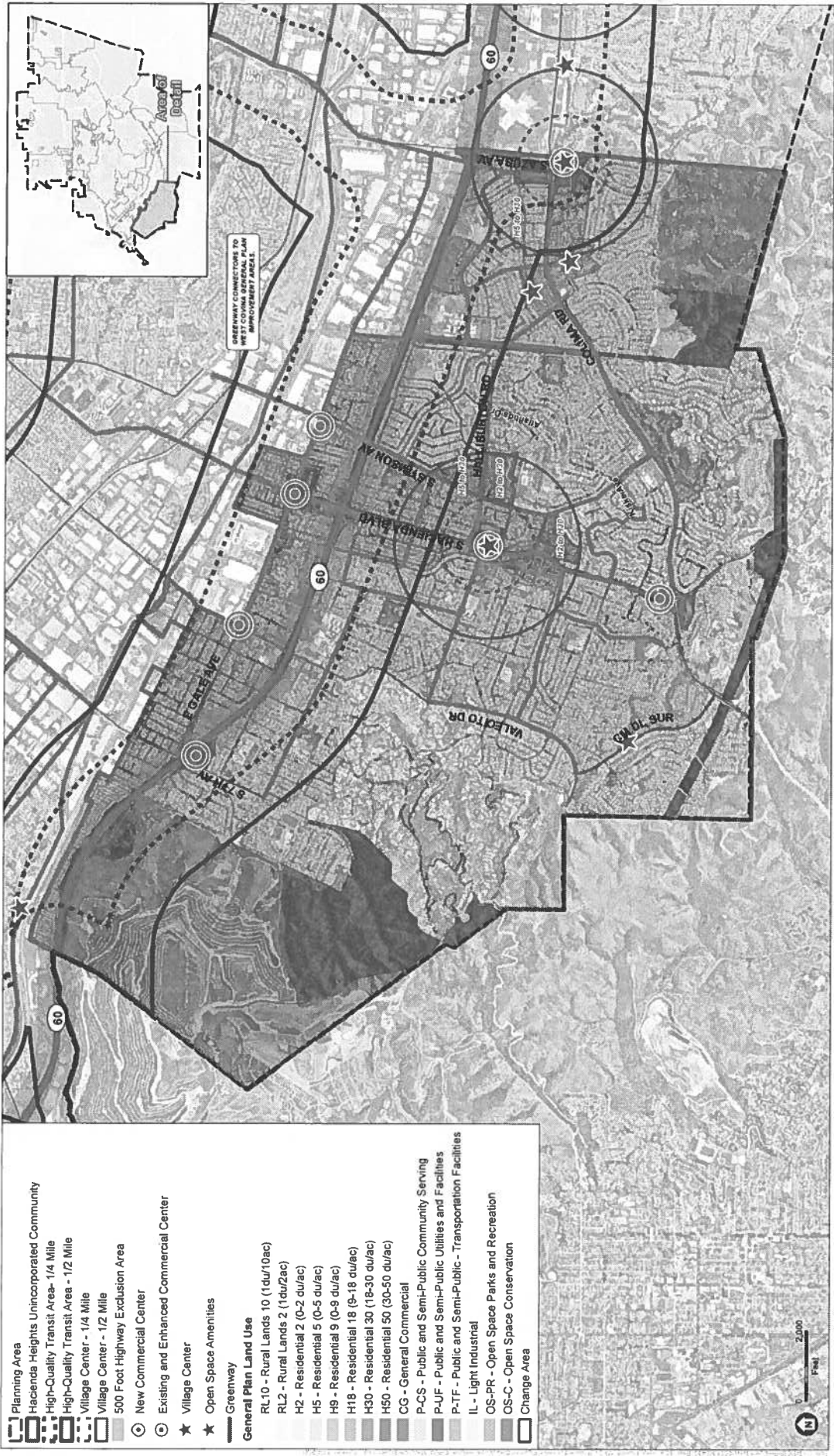
- East San Dimas Unincorporated Community
  - Major Transit Stop - 1/2 Mile
  - Major Transit Stop - 1 Mile
  - High-Quality Transit Area - 1/4 Mile
  - High-Quality Transit Area - 1/2 Mile
  - Village Center - 1/4 Mile
  - Village Center - 1/2 Mile
  - 500 Foot Highway Exclusion Area
  - New Commercial Center
  - Existing and Enhanced Commercial Center
  - Village Center
  - Open Space Amenities
  - Greenway
- General Plan Land Use**
- H9 - Residential 9
  - H18 - Residential 18
  - CG - General Commercial
  - W - Water
  - Change Area



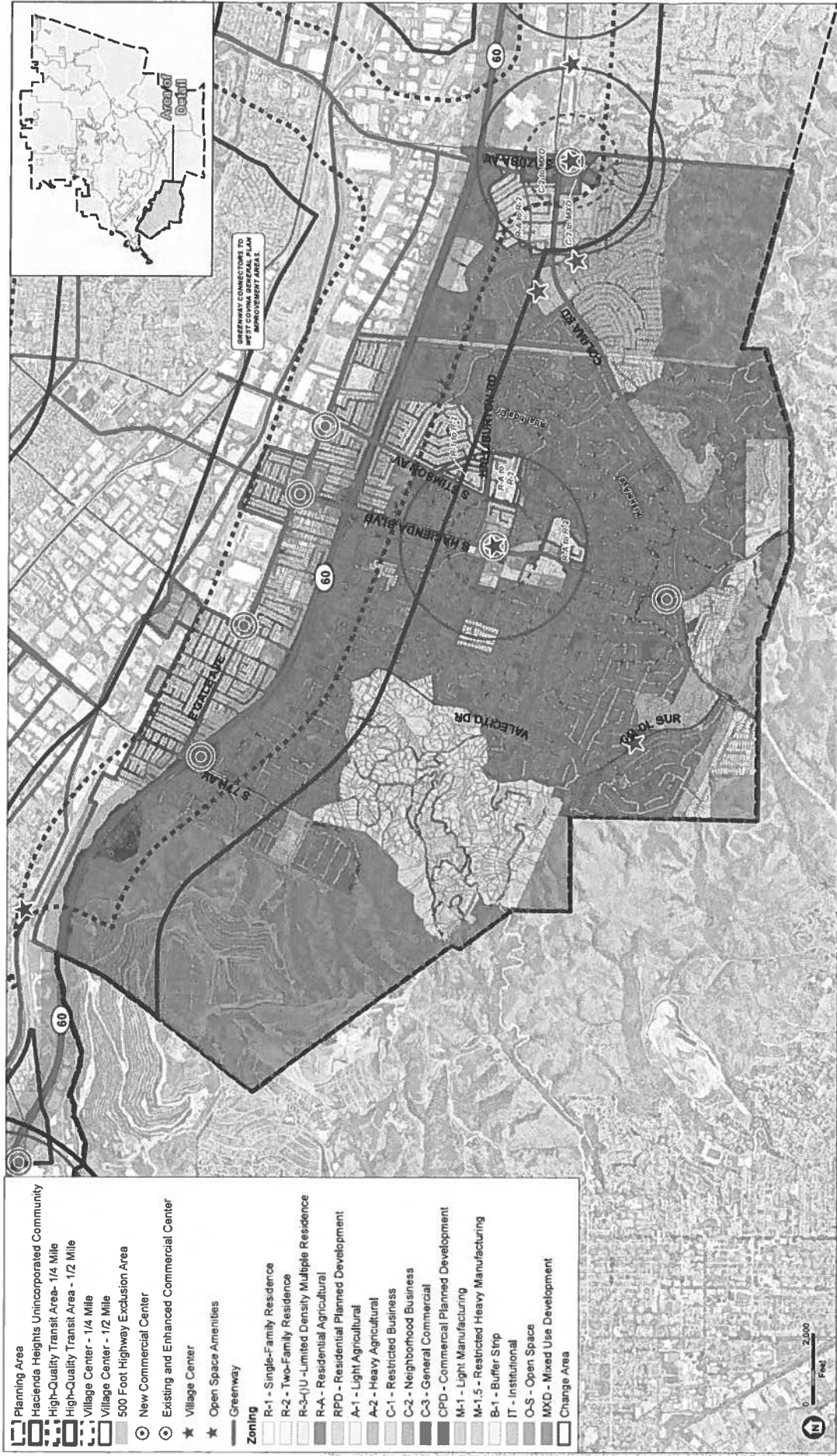




- East San Dimas Unincorporated Community
- Major Transit Stop - 1/2 Mile
- Major Transit Stop - 1 Mile
- High-Quality Transit Area - 1/4 Mile
- High-Quality Transit Area - 1/2 Mile
- Village Center - 1/4 Mile
- Village Center - 1/2 Mile
- 500 Foot Highway Exclusion Area
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Greenway
- Zoning
- R-2 - Two-Family Residence
- R-A - Residential Agricultural
- C-1 - Restricted Business
- C-3 - General Commercial
- Change Area



- Planning Area**
- Hacienda Heights Unincorporated Community
  - High-Quality Transit Area - 1/4 Mile
  - High-Quality Transit Area - 1/2 Mile
  - Village Center - 1/4 Mile
  - Village Center - 1/2 Mile
  - 500 Foot Highway Exclusion Area
- General Plan Land Use**
- RL10 - Rural Lands 10 (1du/10ac)
  - RL2 - Rural Lands 2 (1du/2ac)
  - H2 - Residential 2 (0-2 du/ac)
  - H5 - Residential 5 (0-5 du/ac)
  - H8 - Residential 8 (0-8 du/ac)
  - H18 - Residential 18 (0-18 du/ac)
  - H30 - Residential 30 (18-30 du/ac)
  - H50 - Residential 50 (30-50 du/ac)
  - CG - General Commercial
  - P-CS - Public and Semi-Public Community Serving
  - P-UF - Public and Semi-Public Utilities and Facilities
  - P-TF - Public and Semi-Public - Transportation Facilities
  - IL - Light Industrial
  - OS-PR - Open Space Parks and Recreation
  - OS-C - Open Space Conservator
  - Change Area
- Other Symbols:**
- Greenway
  - Existing and Enhanced Commercial Center
  - Village Center
  - Open Space Amenities





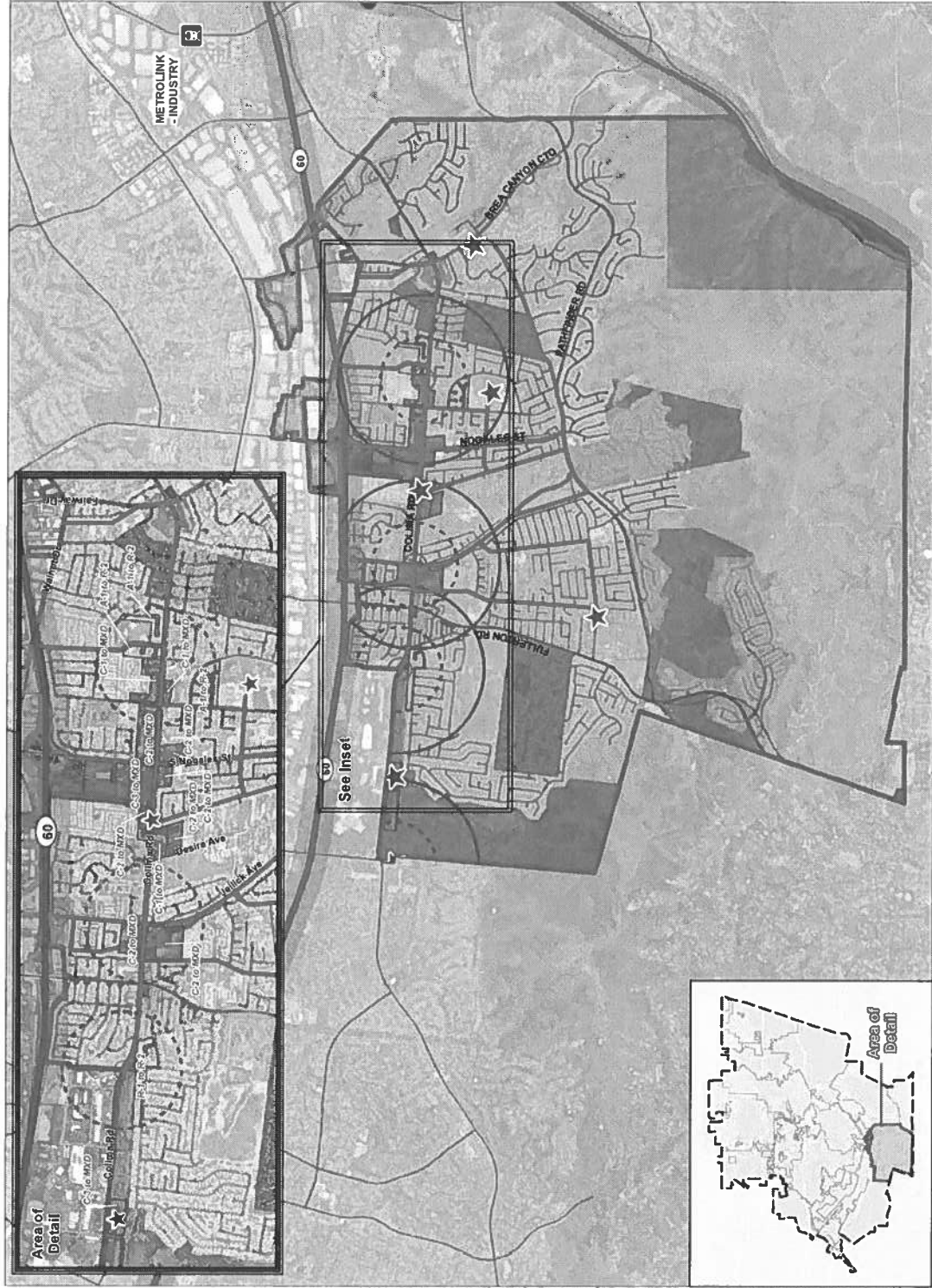


- Rowland Heights Unincorporated Community
- Major Transit Stops
- Village Center - 1/4 Mile
- Village Center - 1/2 Mile
- 500 Foot Highway Exclusion
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Pedestrian Access Points
- Greenway
- General Plan Opportunity
- Industrial Opportunity
- General Plan Land Use
  - N1 - Non-Urban 1 (0.2 du/ac)
  - N2 - Non-Urban 2 (0.3 to 1.0 du/ac)
  - U1 - Urban 1 (1.1 to 3.2 du/ac)
  - U2 - Urban 2 (3.3 to 6.0 du/ac)
  - U3 - Urban 3 (6.1 to 12.0 du/ac)
  - U4 - Urban 4 (12.1 to 22.0 du/ac)
  - U5 - Urban 5 (22.1 to 35.0 du/ac)
  - C - Commercial
  - I - Industrial
  - O - Open Space
  - TOS - Transitional Open Space (N1)
  - TOS - Transitional Open Space (N2)
  - TOS - Transitional Open Space (U1)



SOURCE: ESRI; Los Angeles County GIS; Neatmap, ESA, 2021.







- South San Jose Hills Unincorporated Community**
- Major Transit Stop - 1/2 Mile
  - Major Transit Stop - 1 Mile
  - High-Quality Transit Area - 1/4 Mile
  - High-Quality Transit Area - 1/2 Mile
  - Village Center - 1/4 Mile
  - Village Center - 1/2 Mile
  - New Commercial Center
  - Existing and Enhanced Commercial Center
  - Village Center
  - Open Space Amenities
  - Greenway
- General Plan Opportunity Area**
- Industrial Flex District
- General Plan Land Use**
- H9 - Residential 9
  - H18 - Residential 18
  - CG - General Commercial
  - IL - Light Industrial
  - OS-PR - Parks and Recreation
  - P - Public and Semi-Public
  - W - Water
  - Change Area

East San Gabriel Valley Area Plan  
 South San Jose Hills  
 Land Use Map

SOURCE: ESRI, Los Angeles County GIS; Neamap, ESA, 2021.







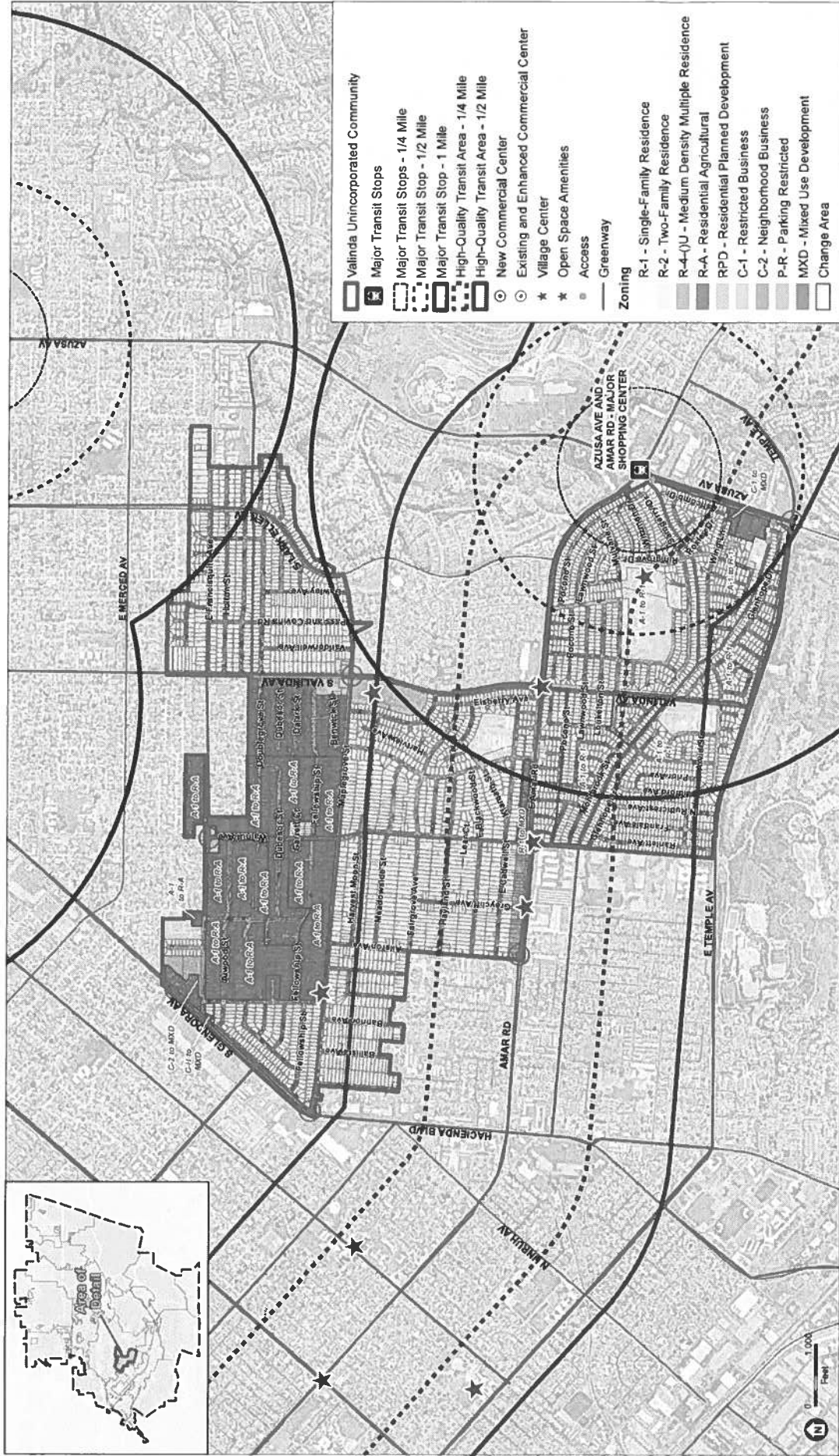
East San Gabriel Valley Area Plan  
 South San Jose Hills  
 Zoning Map

SOURCE: ESRI, Los Angeles County GIS, Nearmap, ESA, 2021.









**Valinda Unincorporated Community**

**Major Transit Stops**

- Major Transit Stop - 1/4 Mile
- Major Transit Stop - 1/2 Mile
- Major Transit Stop - 1 Mile

**High-Quality Transit Area - 1/4 Mile**

**High-Quality Transit Area - 1/2 Mile**

**New Commercial Center**

- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Access
- Greenway

**Zoning**

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-4-(U) - Medium Density Multiple Residence
- R-A - Residential Agricultural
- RPD - Residential Planned Development
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- P-R - Parking Restricted
- MXD - Mixed Use Development
- Change Area

East San Gabriel Valley Area Plan

**Valinda  
Zoning Map**

SOURCE: ESRI, Los Angeles County GIS, Neisrmap, ESA, 2021.



## Response to Comment B-6

As discussed in the Significant Ecological Areas and Wildlife Movement Corridors sections of the Draft PEIR (Pages 4.4-4 to 4.4-8), the Puente Hills area and its linkage to Chino Hills State Park is recognized as an important area for wildlife movement. While the ESGVAP accommodates increased residential density and commercial and mixed uses in areas near transit amenities, as discussed in Impact 4.4-5, there are no proposed changes resulting in increases to intensity to the existing zoning or land use intensities within SEAs, which includes the Puente Hills SEA. Therefore, no additional mitigation measure beyond BIO-4.4-2 is required.

## Response to Comment B-7

This comment states that within the Rowland Heights Land Use map figure (Appendix C), the Pathfinder Community Regional Park and vicinity are wrongly identified as “C-Commercial”. This comment is correct in its assertion that the Pathfinder Community Regional Park is mislabelled as C-Commercial. However, the Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan and associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App. The Web App is dynamic and as part of ongoing outreach efforts undertaken by the County, is updated frequently whereas the Draft PEIR captures in essence a point in time. As such, the correction to the Pathfinder Community Regional Park Land Use has already been effectuated with the change to Zoning as O-S and Land Use as OS-PR. The differences between the Web Map and the Draft PEIR do not change the Draft PEIR’s significance conclusion or result in a conclusion that significantly more severe environmental impacts will result from the Project.

## Response to Comment B-8

This comment declares there are numerous inconsistencies between the figures provided in Appendix C of the DEIR compared with the information provided on the ESGV Proposed Land Use Policy and Zoning website (<https://lacounty.maps.arcgis.com/apps/instant/sidebar/index.html?appid=48eb4076c4e74f2caa8f2a21a78dcfd6>) without providing specific information. As mentioned in Comment B-7, the Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan and associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App. As mentioned, the Web App is dynamic and as part of ongoing outreach efforts undertaken by the County, has been updated frequently since the release of the Draft PEIR. As such some of the inconsistencies identified may have been rectified after the Draft PEIR was released. However, the differences between the Web Map and the Draft PEIR do not change the Draft PEIR’s significance conclusion or result in a conclusion that significantly more severe environmental impacts will result from the Project.

## Response to Comment B-9

This comment encourages the ESGVAP Land Use Element to include zoning or land use designations for open space that are biologically important for the region but not yet legally protected. As indicated in the ESGVAP Draft PEIR Goals and Policies outlined on Pages 4.4-17 and 4.4-18, Goals NR-3, NR-4, NR-5, NR-6 and NR-7 all seek to ensure habitat protection,

preserve lands with sensitive biological resources, provide wildlife corridors and linkages and protect natural and scenic resources. With these goals under consideration, biologically important areas will be afforded protection. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment B-10**

This comment pertains to the Land Use Element and recommends considering changes in zoning or land use designations for various parcels in Rowland Heights and Hacienda Heights.

With regard to Rowland Heights, the comment has been noted and the County agrees that high density land use would be inharmonious with the environs. The County believes biological resources would be better protected through the Rural Land 40 (RL40) designation included within the Proposed Project, rather than continued use of the N-1, TON-1 and TOU-1 designations. In addition to the Very High Fire Hazard Severity Zone correctly identified by PHHPA, these areas are also constrained by Hillside Management Areas which further limit potential development, as well as SEA designations on much of the Puente Hills area. As recommended, the land use designation has been changed to the lowest density designation (RL40). Please refer to Chapter 3 of the Final EIR, *Additions and Corrections to the Draft EIR*, for a summary of all the Plan changes.

Regarding Hacienda Heights, assuming the parcel being referred to is 8240-036-021, and not 8204-036-021 as specified in your comment letter. The zoning and land use for this parcel has not been changed per the updated Web App.

Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment B-11**

This comment identifies support of Policy LU-5.1: Hazard Areas and Policy LU-5.2. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment B-12**

This comment recommends the addition of a fuel modification zone policy and strictly limiting activities to the parcels being developed within the ESGVAP Land Use Element. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment B-13**

This comment identifies appreciation for the effort to narrow the focus of the Natural Resources, Conservation & Open Space Element. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment C-1**

This comment provides an overview of the Project and does not raise an issue with the Draft PEIR. Therefore, no further response is required.

### **Response to Comment C-2**

This comment states that under the Office of Planning and Research (OPR) Guidance, vehicle miles traveled (VMT) is the standard transportation analysis metric under CEQA for all land use projects after July 1, 2020, and should be the primary metric for identifying transportation impacts for all future development projects implemented under the Project. As shown in Section 4.15, *Transportation*, of the Draft PEIR, VMT was used as the standard transportation analysis metric for the Project. Therefore, the Draft PEIR transportation analysis is consistent with the OPR's VMT Guidance.

### **Response to Comment C-3**

This comment encourages the evaluation of Transportation Demand Management (TDM) strategies and Intelligent Transportation System applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment C-4**

This comment provides a reference to the 2010 Quantifying Greenhouse Gas Mitigation Measures report by the California Air Pollution Control Officers Association. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment C-5**

This comment concurs with Page 4.15-3 of the Draft PEIR. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment C-6**

This comment encourages the County to prepare traffic safety impact analysis for all developments undergoing CEQA review. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment C-7**

This comment reiterates the parameters of the VMT analysis included in Section 4.15, *Transportation*, of the Draft PEIR and notes that even with mitigation the impact related to VMT per service population will remain significant and unavoidable. Since this comment reiterates the analysis contained within the Draft PEIR and does not raise a significant

### **Response to Comment D-1**

This comment identifies appreciation for being invited to review and comment on the Draft PEIR for the Project. This comment also describes the different components included under the Project and notes that the anticipated buildout would lead to an increase in resident, daytime- and evening-populations within the existing Sheriff Station's service area, which would correspond to a greater demand for law enforcement. This comment does not raise a substantive issue regarding the adequacy of the information presented in the Draft PEIR. Therefore, no further response is required.

### **Response to Comment D-2**

This comment provides additional context with regard to the Sheriff's service areas. This comment does not raise a substantive issue regarding the adequacy of the information presented in the Draft PEIR. Therefore, no further response is required.

### **Response to Comment D-3**

This comment raises concern that the analysis contained within the Draft PEIR is overly broad and inaccurate since the identified service ratio of 10,000 officers to serve 10,000,000 people should be based on the number of patrol function personnel to population as opposed to the personnel assigned to units other than patrol. The comment continues by stating that assigning additional staff to meet acceptable service ratios would require modification of service contracts, additional support and equipment and ultimately would need approval from the Board of Supervisors.

Section 4.13, *Public Services*, of the Draft PEIR identifies that:

“As part of processing future development applications within the ESGVAP area, the Department's Contract Law Enforcement Bureau would be informed during the planning process. Once informed, impacts to law enforcement services, as a result of any future development project(s), will be evaluated and addressed, as necessary (Draft EIR Page 4.13-14).”

Future projects proposed under the Project will be evaluated in accordance with the requirements of CEQA on a project-by-project basis. In addition, if impacts are identified to LASD resources and/or operations with implementation of future projects facilitated under the Project, CEQA mandates that mitigation measures be incorporated on a project-by-project basis to reduce such impacts to the greatest extent feasible. Therefore, as future projects facilitated by the Project are required to undergo environmental review in accordance with CEQA, impacts to LASD resources and operations would be identified and mitigated, as needed.

### **Response to Comment D-4**

This comment indicates that operational funding from tax revenue is not guaranteed and subject to annual review and allocation from the Board of Supervisors. The comment continues by stating that future developments directly increasing population growth will warrant a Countywide assessment where the Department, CEO, and BOS will evaluate each development and identify funding for facilities, personnel and/or associated operational equipment required to mitigate the impacts.

environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment C-8**

Via this comment, Caltrans highly recommends the County balance future housing and employment locations in the 24 unincorporated communities in East San Gabriel Valley to reduce significant VMT and potentially meet the County VMT thresholds. As specified in Section 3.2.1, *Project Purpose*, the ESGVAP is intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the East San Gabriel Valley through the creation of vibrant, thriving, safe, healthy, and pleasant communities. Given the programmatic nature of the Project, VMT impacts would be evaluated on a project-by-project basis and mitigated as necessary. In addition, the County would require future development implemented under the Project to prepare a project-specific traffic analysis during the environmental review process. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment C-9**

This comment recommends VMT and traffic safety consultation with Caltrans should occur in advance on future projects; that transportation of heavy or oversized equipment would require a Caltrans transportation permit; and that a post-development VMT analysis to validate and justify Project VMT and future VMT threshold setting should occur. The County acknowledges the comments regarding future consultation with Caltrans, the need for a transportation permit if required by specific projects and undertaking a post-development VMT analysis. Since this comment does not raise a significant environmental issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

### **Response to Comment C-10**

This comment provides Caltrans' contact information. The County acknowledges the contact information for Caltrans for future reference during the environmental review process. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

## Response to Comment F-1

This comment is introductory in nature, requesting the comment to be included in the record of proceedings. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

## Response to Comment F-2

This comment notes that Aera Energy LLC own a considerable portion of land within the ESGVAP area and asserts that the Draft PEIR fails to disclose and analyze the proposed changes to the use designations and/or zoning for the Aera Property. The comment proceeds to declare that the County plans to downzone significant portions of the Aera Property, which would have “degraded” use designations and that the downzoning is disconcerting given that the County intends to incentivize and facilitate higher density housing. Existing zoning does not establish a base requirement for density, but instead establishes a maximum density. As such, all property owners have flexibility in determining their project’s density. Downzoning is a less intensive land use, and thus overall, is likely to have a lesser environmental impact. According to State CEQA Guidelines Section 21002.1(a):

*“The purpose of an environmental impact report is to identify the significant effects on the environment of a project...”*

The less intensive land use designation, therefore, is not required to be analyzed within the Draft PEIR as it would lead to a reduction in land use density, which would not result in a significant impact.

Additionally, the County is looking to prioritize transit-oriented development, and thus, housing in transit areas has been upzoned while downzoned elsewhere to ensure that development accords with the ESGVAP goals such as sustainable growth and diverse, walkable communities and minimizes vehicle miles traveled. Senate Bill 330 (SB 330) prohibits local jurisdictions from downzoning unless they upzone an equivalent amount elsewhere within their boundaries. The downzoning of the Aera property site has been considered in combination with upzoning elsewhere in the ESGVAP. Nonetheless, SB 330 does not apply to the Aera property site because the site is not located in an urbanized area or urban cluster, as designated by the United States Census Bureau. As shown in Table 4.12-5 of the Draft PEIR, the ESGVAP estimated build-out would increase the housing supply by approximately 13,825 units and would increase population by approximately 47,380 individuals by 2035. As specified on page 4.12-10 of the Draft PEIR:

*“The ESGVAP encourages indirect increases in population near community centers through zoning and other policies... Additional zoning changes in other areas of the communities are not expected to result in growth, thus minimizing the potential for unplanned growth to occur elsewhere. Zoning regulations limit the density of development, which will guide future development to be consistent with the ESGVAP goals.”*

The proposed Project is therefore consistent with the overall goals of SB 330.

Furthermore, regarding the Aera property site, according to the California Geologic Energy Management Division (CalGEM) Well Finder website<sup>1</sup>, there are a number of oil wells that are active, plugged/capped, inactive, or idle within the Brea-Olinda oil/gas field, which occupies much of the Aera property site. This, coupled with the moderate and very high Fire Hazard Severity Zones that is also present within the Aera property site, would mean the location of intensive housing within the periphery of sensitive land uses and very high fire hazard zones would not be consistent with the legislative intent of CEQA in Section 21001(d) to:

*“Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian.”*

The Aera property site is also encapsulated by the Puente Hills Significant Ecological Area (SEA). As mentioned in Section 4.4-7 of the Draft PEIR, the Puente Hills SEA represents the only large complex of multiple, relatively undisturbed habitats in the southeastern portion of the County and a crucial wildlife/habitat linkage to Chino Hills State Park. High density land use would be inharmonious with the environs and biological resources would be better protected through the Rural Land 40 (RL40) designation included within the Project area, rather than continued use of the N-1, TON-1 and TOU-1 designations. Also, these areas are constrained by Hillside Management Areas which further limit potential development. Additionally, there is a key wildlife crossing, the Harbor Boulevard wildlife underpass, which supports the longevity of the Puente-Chino Hills Wildlife Corridor. This was the first wildlife underpass built in the County of Los Angeles and necessitates biological protections and buffering around the wildlife crossing for safe usage by wildlife, which is also incompatible with high-density land uses. The proposed land use designations will be able to better regulate developments in these areas so that biological resources are adequately protected, natural space is preserved, and future residential areas are safely situated outside of very high fire hazard severity zones.

### **Response to Comment F-3**

This comment asserts that downzoning violates state housing law. The comment proceeds to note that the downzoning of the Aera Property was not discussed in the Draft PEIR and that the change to Rural Land 40 (RL40) is not discussed and would be illegal under the California Government Code and would violate CEQA. The comment requests that the use designations and zoning for the entirety of the Aera Property remain unchanged. However, as mentioned in Response to Comment F-2, the downzoning of the property to a less intensive land use designation does not need to be analyzed within the Draft PEIR, as it would result in a reduction in land use density, which would not result in a significant impact. For the reasons set out in Comment F-2, the Draft PEIR is not required to analyze the effects of downzoning the Aera property site and does not violate SB 330 because SB 330 does not apply to the Aera property site. Additionally, the Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan, as well as associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App. The Web App is dynamic and as part of ongoing outreach

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<sup>1</sup> California Geologic Energy Management Division. 2023. Well Finder. Available at: <https://maps.conservation.ca.gov/doggr/wellfinder/#/-117.89477/33.95064/15>



efforts undertaken by the County, is updated frequently. The Web App, however, has shown the land proposed as RL40 since before the publication of the Draft PEIR.

#### **Response to Comment F-4**

This comment notes that a companion letter from Aera real estate professionals is being submitted with this Comment Letter (see Comment Letter G for details). This comment also states that no advanced notice of any proposed change in use designation or downzoning was given. This letter also requests that no change be made to either the use designations or zoning for the Aera Property. However, as part of the community outreach for the Project, a number of engagement methods were undertaken, including efforts through community-based organizations, community presentations, tabling sessions, numerous online methods, and social media. Additionally, notifications were sent to property owners in the ESGVAP area for parcels with proposed updates to their zoning and/or land use categories. County records for this Project indicate that an Aera representative (Mr. Noah Adler) signed up to be on the project contact list in May 2022, and has thus been included in every outreach effort for the Project. At the very least, as an affected landowner in the ESGVAP area, Aera were sent Project notifications, as follows:

- Aera Energy LLC (2020 Saturn Street, Suite 101, Brea, CA 92821) was included on the Project's April 2022 Notice of Preparation, January 2023 Notice of Zone Change, and February 2023 Draft PEIR Notice of Completion/Notice of Availability lists to receive email and postal mail notifications about the Project;
- Noah Adler (nadler@manatt.com), representative for Aera Energy, was added to the Project's contact list on May 6, 2022 via a County Department of Regional Planning sign-up form;
- Aera Energy LLC was mailed a Notice of Zone Change in January 2023;
- Noah Adler (nadler@manatt.com), representative for Aera Energy, subscribed (and was subsequently added) to the Project's email notification list on March 30, 2023;
- Noah Adler (nadler@manatt.com), representative for Aera Energy, registered to attend the Project's March 30, 2023 stakeholder meeting; and
- Noah Adler spoke with County Department of Regional Planning staff on May 15, 2023 about the Project;

Please also see Response to Comment F-2 for information on the proposed downzoning of the Aera property site.

#### **Response to Comment F-5**

This comment provides a summary of the Area Plan. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

#### **Response to Comment F-6**

This comment reiterates the Area Plan would supersede the existing community plan for Rowland Heights. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

### **Response to Comment F-7**

This comment reiterates the points made within Comment F-3 regarding downzoning and notes that the Notice of Availability also does not include information on the downzoning. The comment further notes that Appendix C of the Draft PEIR for the Rowland Heights community does not include a Rural Land 40 (RL40) designation in its legend nor on the map itself. Please see Response to Comment F-2 for further details on why the downzoning was not required to be analyzed as per CEQA in the Draft PEIR. As mentioned in Response to Comment B-7 (and reiterated in Response to Comment F-3), the Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan, as well as associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App. The Web App is dynamic and as part of ongoing outreach efforts undertaken by the County, is updated frequently whereas the Draft PEIR captures in essence a point in time. The Web App shows the proposed land use policy as RL40.

### **Response to Comment F-8**

This comment provides information on the location and size of the Aera Property within the Rowland Heights community, summarizes the existing land uses per the Rowland Heights Community Plan, and notes that the interactive GIS planning tool shows much of the Aera Property has been zoned as Rural Land 40 (RL40), which was not discussed or mapped on any Area Plan or Draft PEIR materials. For the reasons set out in Response to Comment F-2, as per CEQA, the Draft PEIR is not required to analyze the effects of downzoning the Aera property site. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

### **Response to Comment F-9**

This comment asserts that downzoning to a less intense use designation violates state housing law and provides an excerpt of the Housing Crisis Act of 2019. The comment further asserts that the existing land use designations for the Aera Property allow for residential use, but through downzoning, the Project would violate section 66300 of the Government Code and thus no change in the use designation or zoning of the Aera Property should be undertaken with the ESGVAP. As explained within the ESGVAP, most of the updates are being made to bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land uses. As also explained in Response to Comment F-2, it is permissible to upzone in some areas and downzone in others without any violation of state law provided the local jurisdictions upzone an equivalent amount to the downzone elsewhere within their boundaries. Finally, SB 330 does not apply to the Aera property site as discussed under Response to Comment F-2.

### **Response to Comment F-10**

This comment asserts that the Draft PEIR's failure to include or in any way analyze the proposed change in use or downzoning of the Aera property violates CEQA (inclusive of excerpts from the State CEQA Guidelines). For the reasons set out in Response to Comment F-2, the Draft PEIR is not required to analyze the effects of downzoning the Aera property site and no further response is required.

## CHAPTER 3

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# Additions and Corrections to the Draft PEIR

This chapter contains revisions to the Draft PEIR as a result of responses to comments received on the Draft PEIR during the public review period from February 27, 2023 to April 12, 2023. As described in Chapter 1, *Introduction*, to this Final PEIR, additions and corrections have been made to various sections of the Draft PEIR to provide clarity or revisions based on comments received on the Draft PEIR.

The changes described in this chapter do not result in any new or increased significant environmental impacts that would result from implementing the Project. The revised text does not provide new information that identifies new significant environmental impacts and does not identify mitigation measures that, if implemented, would result in significant environmental impacts. Instead, the additions and corrections made to the Draft PEIR below merely “clarifies or amplifies or makes insignificant modifications” in the already adequate Draft PEIR, as is permitted by State CEQA Guidelines Section 15088.5(b). Therefore, the text changes provided below do not change any of the conclusions presented in the Draft PEIR in a manner that would require recirculation of the Draft PEIR.

### 3.1 Revisions to the Draft PEIR

The additions and corrections that follow are made to the text of the Draft PEIR in this chapter of the Final EIR. Amended text is identified by page number. Additions to the Draft PEIR text are shown with underline and text removed from the PEIR is shown with ~~striketrough~~. The additions and corrections to the Draft EIR have been included in this volume with the stated format to easily disclose these minor changes or revisions to the Draft PEIR to the public and decision-makers of the Project.

#### Primary Plan Components

The first bullet point under subsection entitled Zone Change No. RPPL2022003557 on Page 3-7 would be amended to:

“Make changes to the zoning map. The zone changes under consideration would generally but with some exceptions, be targeted within a one-mile radius of major transit stops and near high-quality transit corridors as follows:”

The third bullet point under subsection entitled Zone Change No. RPPL2022003557 on Page 3-7 would be amended to:

“Generally, Re-zone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations.”

Table 3-1 would be amended as follows:

**TABLE 3-1  
LAND USE AND ZONING CHANGE SUMMARY FOR PROPOSED GROWTH**

Community	Location of Change	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation
Avocado Heights	<u>Areas near Properties zoned A-1 within one half mile of the intersection of Don Julian Rd and Workman Mill Rd</u>	H9	<u>Increase in residential density to H18 No change</u>	A1 C-1 (Restricted Business)	R-2 or R-4 No Change MXD (Mixed-Use Development)
	<u>Commercial center property at the southeast corner of the intersection of Workman Mill Rd and Don Julian Road</u>	CG	No change	C-1	No change
	<u>Existing A-1 zone parcels with residential uses in Avocado Heights (Outside of mapped Equestrian Districts)</u>	No change	No change	A-1	No change
Charter Oak	<u>Areas within a quarter-mile of a major transit stop (Arrow Hwy and Grand Ave). These areas are also located in proximity to HQTAs, existing commercial centers, and proposed village centers</u>	H9	CG (General Commercial)	A-1	C-3
	<u>Areas within a quarter-mile of an HQTA. Many of these areas are also within one mile of a major transit stop</u>	H9	H18	A-1	R-1 or R-2
	<u>Areas within a quarter-mile of an HQTA and located between E. Cienega Ave and E. Arrow Hwy</u>	H9	H18	A-1	R-2
	<u>A-1 parcels outside of an HQTA located between E. Cienega Ave and E. Arrow Hwy</u>	H9	H9	A-1	R-1
	<u>Some areas along E. Arrow Hwy and S. Valley Center Ave</u>	H9	CG	A-1, C-1, C-2, C-3	MXD
	<u>Church site and 6 residential parcels along the northwest corner of the intersection of E. Cienega Ave and N Valley Center Ave</u>	H9	H18	A-1	R-2

Community	Location of Change	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation
Covina Islands	Areas near the intersection of N. Citrus Ave and E. Covina Blvd, adjacent to Cypress Park, which are within a half-mile of a major transit stop (Metrolink Covina)	H9	H30	R-A	R-3
	Areas within a half-mile of the Arrow Hwy and Azusa Ave Transit Stop	H9	H18H9	A-1	R-1R-2
	Area near E. Gladstone Ave and Barranca Ave. near a proposed commercial center	H9	CG	R-A	C-1
	<u>A-1-6000 properties bounded by E Gladstone Street to the north, N Cerritos Avenue to the east, Big Dalton Wash to the south, and N Donna Beth Ave to the west</u>	H9	No change	A-1	R-1
	Area near Arrow Hwy and Barranca Ave and another near E Gladstone St and Barranca Ave	H9	CG	A-1	C-1
	Area near E. Mauna Loa Ave and Barranca Ave (near Stanton Elementary School)	H9	H18No change	No change R-A	No change R-1
	<u>Area on the southeast corner of Irwindale Ave and E. San Bernardino Ave</u>	No change	No change	C-1	C-3
East Irwindale	An area within one mile of a major transit stop and within a half-mile of an HQT north of <del>East West</del> Arrow Highway and south of West Gladstone Street	H9	H18	A-1	R-1, R-2
	An area within a half-mile of a major transit stop and within a quarter-mile of an HQT north of <del>East West</del> Arrow Highway and south of West Gladstone Street	H9	H30H18	A-1	R2, R4, MXD
	<u>A-1-6000 properties along E Orkney Street, Enid Ave, Renwick Road, Banewell Ave, Leaf Ave.</u> <u>A-1-6000 properties along Enid Avenue, Alcross Street, Bygrove Street, Gragmont Street, Devanah Street, and E Nubia Street</u>	H9	No change	A-1	R-1

Community	Location of Change	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation
	<u>A-1-6000 properties along Arrow Highway, Enid Avenue, Woodcroft Street, Voque Avenue, Hyacinth Avenue, N Banewell Avenue, Leaf Avenue, Homerest Avenue, Millburgh Road, Woodcroft Street, E Laxford Road, E Newburgh Street</u>	H9	H18	A-1	R-2
	<u>Existing A-1-6000 properties along the southern boundary of Arrow Highway, bounded between Little Dalton Wash to the west and Lark Ellen Avenue to the East.</u> <u>Existing A-1 properties along the northern boundary of Arrow Highway, bounded between Little Dalton Wash to the east, Millburgh Road to the North, and N Gareloch Avenue to the west.</u>	H9	No change	A-1	R-1
	<u>Area on the southwest and northeast corners of Irwindale Ave and E. San Bernardino Ave</u>	No change	No change	C-1	No Change
East San Dimas	<u>Within a half-mile from proposed village centers</u>	H9	H18	R-A	R-2
	<u>Select residential areas along N. San Dimas Canyon Road and near proposed commercial areas</u>	H9	GG	R-A	C-1
	<u>Parcels along the eastern side of San Dimas Canyon Road, between E Allen Ave to the north and Juanita Avenue to the South. Also included are parcels bounded by Sedalia Ave to the East, Damien avenue to the west, and Juanita Ave to the south.</u>	H9	H9	R-A	R-1
	<u>Parcels between and surrounding Gladstone Street to the north, N San Dimas Canyon Road to the west, E Juanita Avenue to the south, Sedalia Ave to the East. Also included are parcels along E Baseline Road.</u>	H9	H9	R-A	R-1

Community	Location of Change	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation
Hacienda Heights	Three areas that are <u>One area</u> within a half-mile of the proposed Village Center and existing Commercial Center at the corner of S. Hacienda Blvd and Newton St, that <del>is</del> are currently designated <del>H5 and H2</del> , will increase in density to H30	H2 and H5	H30	R-1 and R-A	R-2
	<del>Select areas that are within a half-mile of the proposed Village Center and existing Commercial Center at the intersection of S. Azusa Ave and Colima St</del>	H5	H30	R-A	R-2
	Two areas that are within a quarter-mile of the Village Center and Commercial Center at the intersection of S. Azusa Ave and Colima St	No change	No change	C-2	MXD
	<u>Southwest corner parcels of Hacienda Blvd and Tetley St. (APN 8222001023, 8222001024)</u>	CG	CG	CPD	C-3
	<u>Subdivision north of Colima Rd and west of Azusa Ave and east of Countrywood Ave</u>	H5	H18	R-A	R-2
	<u>Subdivisions north and south of Halliburton Ave, near Stimson Avenue</u>	H5	H18	R-A/R-1	R-2
Rowland Heights	Area on the west end of Colima Rd near the proposed Village Center	No change	No change	C-3	MXD
	Along Colima Rd within a quarter-mile of existing commercial centers	U1	H18	R-1 C-1, C-2, C-3	R-2 MXD
	Select areas within a quarter-mile of existing commercial centers	U1 or U2	H18	A-1	R-2
	<u>Calle Barcelona subdivision, South of Colima Road</u>	U1	H9	R-1	R-2
	<u>A-1-6000 properties, Fariardo St. and Los Padres Dr.</u>	U2	H9	R-1	R-A
	<u>Parcels: APNs 8761026018, 8761026019</u>	U2	H18	A-1	R-2
	<u>Seven parcels at the end of Greyhall Street.</u>	U2	H6	A-1	R-1
	<u>16 parcels along Brea Canyon Cutoff, between Walnut Dr and Searls Dr</u>	U2	H9	A-1	R-A
Unincorporated South El Monte	<u>A-1 properties around Burkett Rd, Rush St and Parkway Dr</u>	No change	No change	No change	No change

Community	Location of Change	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation
Unincorporated South El Monte	Existing A-1 zone properties in the community outside of the mapped equestrian district	No change	No change	A-1, <u>R-3</u> , <u>C-3</u>	No change
South San Jose Hills	An area near the Commercial Center at the intersection of Temple Ave and S. Azusa Ave	H9	CG	A-1	C-1
	An area near the Commercial Center at the intersection of S. Nogales St and Northam St	<u>No change CG</u>	<u>No change MU</u>	C-2	MXD
	<u>Existing A-1-10000 parcels along Giano Ave, Jeannie Dr, and La Puente Rd</u>	<u>No change</u>	<u>No change</u>	<u>No change</u>	<u>No change</u>
	<u>West area, between Azusa Ave and Sandalwood, from around Renault St, to north of Hemphill St.</u>	<u>No change</u>	<u>No change</u>	<u>A-1</u>	<u>R-A</u>
	<u>18 parcels on the south end of Yorbita Road, south of Sunshine Court and north of existing CM-zone parcels.</u>	<u>No change</u>	<u>No change</u>	<u>No change</u>	<u>No change</u>
Valinda	One area which is located along an HQTAs and near a Village Center located at Amar Rd and <del>Walnut</del> Echelon Ave	<u>H9CG</u>	<u>CGMU</u>	<u>R-4C-2</u>	MXD
	Another area that is within a half-mile of a major transit center (Azusa Ave and Amar Rd)	<u>CGH48</u>	CG	C-1	MXD
	One area located along S. Glendora Ave/ <u>N Hacienda Blvd</u>	No change	No change	C-2 and C-H	MXD
	<u>Existing A-1-8000 and A-1-10000 parcels in northern Valinda. Located along Area is Francisquito Avenue, Alwood Street, Doublegrove Street, Dubesor Street, Fellowship Street, Maplegrove Street, Walnut Avenue, Mullender Avenue, and Griffith Avenue.</u>	<u>H9</u>	<u>No change</u>	<u>A-1</u>	<u>No change</u>
	<u>Parcels along Amar Road, between Echelon Avenue and N Indian Summer Avenue</u>	<u>H9</u>	<u>No change</u>	<u>R-1</u>	<u>No change</u>
<u>West Claremont</u>	<u>Existing A-1-15000 lots along Baseline Road and Glen Way</u>	<u>No change</u>	<u>No change</u>	<u>No change</u>	<u>No change</u>
West Puente Valley	Area on the western corner of Orange Avenue and Francisquito Avenue	CG	MU (Mixed-Use Development)	C-1	MXD"



## Section 4.2 Agriculture & Forestry Resources

Impact 4.2-4, the sentence beginning line 8 on Page 4.2-15 has been amended to:

“The ESGVAP would generally re-zone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations.”

## Section 4.4, Biological Resources

The sentence immediately above Regulatory Setting on Page 4.4-8 has been amended to:

“Based on review of the CNDDDB, mountain lions (*Puma concolor*) have not been reported in the Planning Area; however, according to local news reports and tracking studies, mountain lions are present, and the SEAs could provide habitat for the species.”

Page 4.4-25, Mitigation Measure MM BIO-4.4-2, is revised as follows:

**BIO-4.4-2:** Construction, ground-disturbing activities, and vegetation removal shall avoid the general avian nesting season of February 15 through September 15 (as early as January 1 for some raptors). If construction of future projects that contain or are immediately adjacent to suitable nesting habitat must occur during the general avian nesting season, a pre-construction nesting bird clearance survey shall be conducted by a qualified biologist within 7 days prior to the start of construction activities to determine if any active nests or nesting activity is occurring on or within 500 feet of the project. If no sign of nesting activity is observed, construction may proceed without potential impacts to nesting birds. If an active nest is observed during the pre-construction nesting bird clearance survey, an adequate buffer shall be established by a qualified biologist around the active nest depending on sensitivity of the species and proximity to project impact areas. The qualified biologist will implement a minimum buffer of Typical buffer distances include up to 300-feet for passerines, and up to 500-feet for raptors, and 0.5 mile for special-status species, if feasible but can be reduced as deemed appropriate by a monitoring biologist. On site construction monitoring may also be required to ensure that no direct or indirect impacts occur to the active nest. Personnel working on a project, including all contractors working on site, should be instructed on the presence of nesting birds, area sensitivity, and adherence to no-disturbance buffers. Project activities may encroach into the buffer only at the discretion of the monitoring biologist. The buffer shall remain in place until young have fledged as determined by a qualified biologist, or the nest is no longer active as determined by the monitoring biologist.

## Section 4.5 Cultural Resources

Impact 4.5-1, on page 4.5-32 and 4.5-33 is amended as follows:

**Less-Than-Significant Impact with Mitigation Incorporated.** An impact would be significant if it would cause a substantial adverse change in the significance of a historical resource. Historical resources include built resources (buildings, structures,

objects) and archaeological resources that meet the criteria outlined in CEQA Guidelines Section 15064.5(a).

The results of the cultural resources records search through the SCCIC indicates that a total of 69 cultural resources have been recorded within the unincorporated islands and communities of the Plan Area. It should be noted that seven resources are listed more than once in the table to include locations that span more than one municipality. These resources include prehistoric archaeological sites and isolates, historic-period archaeological sites and isolates, historic architectural resources, two California Historical Landmarks and one historic district.

Of these, five meet the criteria for historical resources as outlined in CEQA Guidelines Section 15064.5(a). These five resources include two structures (San Antonio Dam and Azusa conduit), one building (Webb School of California), one trail/road (The Mojave Road - listed four times), and one historic district (San Dimas Experimental Forest - listed twice).

Of the results, ~~26~~ the remaining resources do not meet the criteria for historical resources as outlined in CEQA Guidelines Section 15064.5(a). ~~These resources include 17 buildings, 6 structures, 2 historic-period archaeological sites, and 1 railroad.~~

~~The remaining 38 resources require further evaluation to determine if they qualify as historical resources.~~

A review of the BERD indicated that an additional 15 historical resources have been recorded within the unincorporated islands and communities of the Plan Area. These resources include a single-family residence constructed in 1928 in Hacienda Heights; and 14 single-family residences constructed between the 1910s and 1930s in West Claremont.

A review of early historic aerial photographs dating from the 1930s and 1940s compared with current-day aerial photographs indicates that there are remaining agrarian single-family residential properties in several of the areas, many of which have been surrounded by vernacular mid-20th century residential development over time. A few areas also include mid-20th century industrial, educational, and government-owned properties.

The one stone residence/ranch structure (2S2) and the eleven single-family residences with an eligibility status of 5S2 within Table 4.5-2 (*California OHP Built Environment Resources Directory – Eligible and Unevaluated Listings*) should also be considered to meet the criteria for historical resources as outlined in CEQA Guidelines Section 15064.5(a).

The ESGVAP is a policy document that does not include proposals for or approvals of any specific projects, and as a result, would not result in impacts to historical resources. However, future projects facilitating land use/zoning changes and policies included in the ESGVAP could involve structural improvements, demolition/alteration of existing structures, and/or ground disturbing activities (for construction of residential, commercial

and mixed-use development) that could, depending on their location, result in direct or indirect adverse changes to the significance of historical resources. Future projects would be required to comply with existing federal, state, and local regulations that protect historical resources and undergo the County's discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Such projects nonetheless could result in significant impacts to previously recorded and as-yet-unidentified archaeological and /or historic architectural resources qualifying as historical resources under CEQA.

Any project that proposes the demolition, destruction, relocation, or alteration of a building or structure more than 45 years in age or that involves ground disturbing activities or impacts any of the resources with an eligibility status of 1CL, 2S2, 3S or 5S2 as set out in Table 4.5-1 and Table 4.5-2 of the Draft EIR could result in a significant impact to historic architectural and/or archaeological resources qualifying as historical resources under CEQA. However, implementation of mitigation measures **CR-4.5-1** through **CR-4.5-6** would reduce potential impacts to less than significant levels.

## Section 4.13 Public Services

The Library Facilities Mitigation Fee section on page 4.13-9 is amended as follows:

New residential development in the unincorporated areas of Los Angeles County is subject to a library mitigation fee. The fee is intended to supplement facilities needs and mitigating the impact that new residential development will have on the library system. The Library Facility Mitigation Fee differs across the seven library planning areas. East San Gabriel Valley is in planning area 4 and has a fee of \$1,094.00 ~~967.00~~ per dwelling unit (County of Los Angeles FY 2022b-23).

Impact 4.13-1 v) Libraries on pages 4.13-15 and 4.13-16 is amended to:

**Less-Than-Significant Impact.** As mentioned above, the ESGVAP would result in increases in density and development intensity which could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning document assumptions regarding population growth. While population growth as a result of the ESGVAP would remain consistent with regional planning document projections, demand for library services may increase as a result.

While the ESGVAP itself would not create additional housing, rezoning would allow for new housing development with increased local population densities. The ESGVAP would not induce regional population growth beyond SCAG projections. Los Angeles County's library mitigation fee program requires residential development projects to pay a fee which acts to mitigate adverse impacts as a result of development. The fee is intended to supplement facility needs and mitigate the impact that new residential development will have on the library system. The Library Facility Mitigation Fee differs across the seven library planning areas. East San Gabriel Valley is in planning area 4 and has a fee of \$1,094.00 ~~967.00~~ per dwelling unit (County of Los Angeles FY 2022b-23). This fee will

mitigate the burden of new development on existing library services and will help maintain the guidelines for facility space of 0.5 gross square feet per capita and 2.75 items per capita. Additionally, goals 8 from the Public Services and Facilities element of the General Plan will ensure that there is a comprehensive public library system. Policy PS/F 8.2 acts to support the library mitigation fee which adequately address the impacts of new development. Policy PS/F 8.1 will ensure a desired level of library services through coordinated land use and facilities planning. The goals and policies outlined in the General Plan along with the library mitigation fee will ensure that impacts to the library system resulting from increased densities in targeted areas would be less than significant. No mitigation is required.

## Section 5 Alternatives

The first sentence under the Agriculture and Forestry Resources section on Page 5-7 is amended to:

“As discussed in Section 4.2, Agriculture and Forestry Resources, the Project would generally rezone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations.”

The first sentence under the Agriculture and Forestry Resources section on Page 5-22 is amended to:

“As discussed in Section 4.2, Agriculture and Forestry Resources, the Project would rezone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations.

The first sentence of paragraph 3 on Page 5-22 is amended to:

“Alternative 2 would generally rezone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural) within the Alternative 2 Planning Area, so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations.”

The first sentence under the Agriculture and Forestry Resources section on Page 5-35 is amended to:

“As discussed in Section 4.2, Agriculture and Forestry Resources, the Project would generally rezone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations.”

The first sentence of paragraph 2 on Page 5-36 is amended to:

“Alternative 3 would generally rezone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural) within the Alternative 3 Planning Area, so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations.”

## Appendix C ESGVAP Plan Area Communities: Land Use and Zoning Change Figures

The Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan and associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App (available online at:

<https://lacounty.maps.arcgis.com/apps/instant/sidebar/index.html?appid=48eb4076c4e74f2caa8f2a21a78dcfd6>). The Web App is dynamic and as part of ongoing outreach efforts undertaken by the County, has been updated frequently since publication of the Draft EIR. As such, all of the Land Use and Zoning Maps included within Appendix C (from Page 3 to Page 20) for Avocado Heights, Charter Oaks, Covina Islands, East Irwindale, East San Dimas, Hacienda Heights, Rowland Heights, South San Jose Hills, and Valinda have been updated online.

At this time, revised figures are not proposed to be included within the Final PEIR, as the County’s outreach is ongoing, and map changes are therefore also ongoing. Including revised figures could lead to these being superseded the moment they are published. The ESGVAP Proposed Land Use Policy and Zoning Web App should be used for up-to-date Land Use and Zoning information. Additionally, the ESGVAP Noticing Web App can be used to view proposed changes, which provides the same information but is focused on individual properties:

<https://lacounty.maps.arcgis.com/apps/instant/lookup/index.html?appid=4aa28c9e872a4f4381c3fb9cab5d228d>.

# ATTACHMENT 3



April 11, 2023

VIA EMAIL ([commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov))

Mi Kim, Supervising Regional Planner  
COUNTY OF LOS ANGELES  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012

**Re: *East San Gabriel Valley Area Plan – Comments on Draft Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554***

Dear Ms. Kim:

Aera Energy, LLC (“Aera”) is the owner of 2,292 acres within the unincorporated Rowland Heights Community of Los Angeles County (“County”), and an additional 322 acres in the unincorporated area south of the City of Diamond Bar (collectively, the “Aera Property”) – see the attached Exhibit “A” for reference. Aera received a Notice of Availability (“NOA”) from the County regarding the County’s preparation of a the Draft Environmental Impact Report (“DEIR”) for its proposed East San Gabriel Valley Area Plan (“ESGVAP”). Aera is compelled to point out that the NOA it received did not inform Aera that the Aera Property would be impacted by the ESGVAP. To the Contrary, the NOA led Aera to believe that the Aera Property would be unaffected by ESGVAP implementation. However, when Aera conducted additional investigation, it located a County interactive website, which disclosed that the County is proposing to *downzone* Aera’s 2,292 acres within the unincorporated Rowland Heights Community. Specifically, the County is proposing to downzone this land from N-1 to RL-40, which is the lowest density designation in the County. Aera strenuously objects to this downzoning and urges the County to avoid taking this action for the reasons discussed below.

Aera submits this comment letter concurrently with a companion letter from Aera’s Senior Legal Counsel, Michael James. Mr. James’ letter outlines specified legal deficiencies of the ESGVAP as to the Aera Property and we concur with Mr. James’ comments, but do not repeat them here. The purpose of this companion letter is to clearly articulate our concern that the downzoning of vast portions of the Aera Property without any advance notice or discussion with Aera is inconsistent with and detrimental to over a decade of constructive and collaborative discussions between Aera and County staff regarding potential future uses of the Aera Property.

Aera has undertaken extensive research and analysis to document the opportunities and constraints associated with the Aera Property. This research and analysis includes technical studies such as wildlife biology surveys, vegetation mapping, wetlands delineations, and geology and geotechnical investigations, among other matters. These studies demonstrate that the Aera

M. Kim, Supervising Regional Planner  
COUNTY OF LOS ANGELES, Department of Regional Planning  
April 11, 2023  
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Property could accommodate a variety of potential future uses that recognize the significant potential and location of this property while respecting and furthering the open space, habitat, viewshed, connectivity and other priorities expressed in the ESGVAP.

Further, Aera’s biology studies indicate that full ecological potential of the Aera Property will require intervention from a biology and habitat standpoint. Restoration, not simply preservation, is required to achieve the biological functions envisioned in the ESGVAP and related documents. A cooperative effort between Aera and the County could achieve habitat restoration and management at no cost to the public while ensuring that open space and park dedications become permanent and available for public uses compatible with biologic functions.

Much is made of the fact that portions of the Aera Property are subject to a Significant Ecological Area (“SEA”) overlay. As noted above, however, much of the ecological value of the Aera Property is *merely potential*, not existing. Significant restoration resources would need to be brought to bear to realize actual ecological potential. Additionally, we remind all stakeholders that the SEA designation is intended to ensure that alternative future uses of the site are compatible with ecology goals, not to preclude well-planned, thoughtful, and productive use of the land.

The 2,292 acres of the Aera Property located within the Rowland Heights Community are located in close proximity to the jobs-rich areas along the SR-57 and -60 freeway corridors and also the jobs-rich City of Brea to the south. That context cannot be ignored in considering appropriate future uses for the Aera Property. The Aera Property is quite large and it sits in the midst of both ecological and human dynamics, all of which factor into the comprehensive consideration of the evolution of future uses on the site.

In conclusion, the Aera Property is an unusually large contiguous property in private ownership encompassing four square miles. Aera is confident it can accommodate a variety of purposes with sensitive planning and a cooperative effort among stakeholders. A balanced plan for future uses could permanently establish essential habitats, designated wildlife corridors, and create other ecological opportunities while providing public access to regional trails and numerous other recreational pursuits. Downzoning will only invite long term litigation and ensure the property remains off-limits to the public. For all of these reasons, Aera respectfully requests that any proposed change in use or other alteration of the governing standards under the existing Rowland Heights Community Plan for the Aera Property be removed from the proposed ESGVAP. We appreciate your consideration and attention to these concerns.

DocuSigned by:  
Sincerely,  
*George Basye*  
ADB489C4BA51444  
George Basye

Vice President, Fee Lands  
Aera Energy LLC





April 11, 2023

VIA EMAIL ([commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov))

Mi Kim, Supervising Regional Planner  
COUNTY OF LOS ANGELES  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012

**Re: *East San Gabriel Valley Area Plan – Comments on Draft Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554***

Dear Ms. Kim:

## INTRODUCTION

Aera Energy LLC (“Aera”) appreciates the opportunity to comment on the Draft Environment Impact Report (“DEIR”) for the proposed Los Angeles County (“County”) East San Gabriel Valley Area Plan (“Area Plan”). We ask that the County include this comment letter in the record of proceedings for Advance Planning Case No.: RPPL2022003554 and respond to the environmental concerns raised herein in accordance with its obligations under the California Environmental Act (“CEQA”).

As County staff is aware, Aera owns 2,614 acres within the proposed Area Plan (“Aera Property”). By and through adoption of the Area Plan, the County proposes to *downzone* the vast majority of the Aera Property, yet the Aera Plan and its corresponding Draft Environmental Impact Report (“DEIR”) utterly fail to disclose and analyze the proposed changes to the use designations and/or zoning for the Aera Property. To understand the scope and magnitude of changes the County proposes, Aera was forced to undertake its own investigation utilizing the County’s GIS planning tool.<sup>1</sup> That investigation, not the Area Plan or DEIR, disclosed that the County proposes to downzone significant portions of the Aera Property by assigning those portions of real property “degraded” use designations.

This purported downzoning is disconcerting, given that the Area Plan and DEIR make it clear that the County intends to incentivize and facilitate higher density housing and commercial activity within a one-mile radius of existing and potential future transit opportunities. However, as discussed below, such “smart growth” strategies are not mutually exclusive nor prohibitory of potential future use of the Aera Property justifying or in any way rendering necessary or correlated the proposed use changes in the Area Plan.

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<sup>1</sup> <https://lacounty.maps.arcgis.com/apps/instant/lookup/index.html?appid=4aa28c9e872a4f4381c3fb9cab5d228d>

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As discussed further below, such downzoning violates state housing law. Furthermore, such downzoning is not disclosed or analyzed anywhere in the DEIR or any maps in the DEIR's appendices. The proposed alternative use classification for much of the Aera Property, Rural Land 40 ("RL40"), is never mentioned in the proposed Area Plan text, is never referenced in the DEIR, and is nowhere to be found on any of the legends in the maps of proposed land uses in the public review materials or the appendices to the DEIR. Thus, any such use change would be illegal under the California Government Code and would violate CEQA in many respects, as also discussed further below. Accordingly, we ask that the use designations and zoning for the entirety of the Aera Property remain unchanged.

Filed concurrently with this legal analysis is a letter from Aera real estate professionals that have carried on a collaborative and productive dialogue with County staff for over a decade regarding potential future uses for the Aera Property. These Aera representatives, or any Aera representatives for that matter, had no advance notice of any proposed change in use designation or downzoning in conjunction with the Area Plan or otherwise. As explained in that companion letter, such changes are both antithetical and inconsistent with both the substance and spirit of that collaborative dialogue to date. Consistent with the request of this letter based on the legal infirmities addressed herein, that letter requests that no change be made to either the use designations or zoning for the Aera Property.

### **The Area Plan**

The Area Plan collectively includes a proposed General Plan Amendment, Ordinance, and Zone Change, all of which would take effect upon adoption of the Area Plan by the County Board of Supervisors. All of these components of the Area Plan collectively make up the "Project" that is analyzed in the DEIR under CEQA. (DEIR, Chapter 3.) The Area Plan purports to provide a planning vision for 24 unincorporated communities in East San Gabriel Valley. The text of the Area Plan, the DEIR, and Notice of Availability of the DEIR each present a focused and consistent intent and purpose for the land encompassed within the Area Plan. As stated in the DEIR: "The ESGVAP includes changes in land use designations and zoning in order to *increase* residential density and commercial and mixed uses in areas near transit amenities." (DEIR, pg. ES-1, *emphasis* added.) The DEIR elaborates further on this point in its discussion of the proposed General Plan Amendment as follows:

"Propose[ ] land use changes to *increase* housing and enhance commercial and residential development within one mile of major transit stops, within a half mile of HQTAs, and near major intersections where there is accessibility to existing or proposed frequent transit and commercial services. The goal of these land use changes would be to target growth near transit and active transportation facilities and everyday commercial services, and coordinate growth with improvements and investments that

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support walkable, thriving, and connected communities.” (DEIR, pg. 3-7, *emphasis* added.)

There is an existing community plan for Rowland Heights, and the Area Plan would supersede that plan and govern the area, including the Aera Property and its existing use designations under the Rowland Heights Community Plan, only according to the proposed provisions of the Area Plan. (*See*, DEIR, pp. 3-1, 3-4.)

In the entirety of the text of the proposed Area Plan and the DEIR, there is no mention whatsoever of downzoning or changes to a less intense use designation for the Aera Property, or any other properties for that matter. Similarly, the Notice of Availability did not disclose the proposed downzoning or less intense use designation changes. As noted above, the RL40 General Plan use designation is never referenced in the Notice of Availability, the text of the DEIR, the maps in the appendices to the DEIR, explanatory public review materials for the Rowland Heights portion of the Area Plan,<sup>2</sup> or, based on our review, any written materials publicly available related to or analyzing the proposed Area Plan. Perhaps most conspicuous, Appendix C of the DEIR purports to include maps depicting the new allowable use designations and zoning for each community included in the Area Plan. The map purporting to depict the new allowed uses for the Rowland Heights community does not even include an RL40 designation in its legend nor the map itself.<sup>3</sup>

### **The Aera Property**

Aera owns 2,292 acres within the Rowland Heights community of the Area Plan and an additional 322 acres in the South Diamond Bar community of the Area Plan. The Aera Property borders the southern boundary of the Area Plan, the Rowland Heights portions lying west of the 57 freeway, and the South Diamond Bar acreage lying to the east.

Existing use designations under the Rowland Heights Community Plan, a component of the County’s General Plan, include Non-Urban 1 (“N1”), Urban 1 (“U1”), and others. These designations allow for residential uses. According to the interactive GIS planning tool posted by the County – though not discussed or mapped on any Area Plan or DEIR materials – the lowest density designation in the entire County General plan, RL40, is now proposed for much of the Aera Property.

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<sup>2</sup> For example, see the Rowland Heights Community Profile document at [https://planning.lacounty.gov/site/esgvap/wp-content/uploads/2019/03/ESGV\\_RowlandHeights\\_ComProfile\\_20190304.pdf](https://planning.lacounty.gov/site/esgvap/wp-content/uploads/2019/03/ESGV_RowlandHeights_ComProfile_20190304.pdf)

<sup>3</sup> Appendix C is available at [https://planning.lacounty.gov/site/esgvap/wp-content/uploads/2023/02/Appx-C\\_LU-Zoning-Change-Figs.pdf](https://planning.lacounty.gov/site/esgvap/wp-content/uploads/2023/02/Appx-C_LU-Zoning-Change-Figs.pdf)

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## **THE PROPOSED DOWNZONING TO A LESS INTENSE USE DESIGNATION VIOLATES STATE HOUSING LAW**

California is in the midst of an unprecedented housing crisis. The California Legislature has passed a myriad of laws aimed at incentivizing and streamlining housing approvals and production as well as curtailing the legal discretion of cities and counties to deny or restrict housing. One such provision prohibits a city or county from changing use designations to less intense allowance for housing where governing regulations as of 2018 permitted residential uses. Specifically, the Housing Crisis Act of 2019 provides in relevant part:

“Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, ‘less intensive use’ includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.” (Ca. Gov. Code § 66300, subd. (b)(1)(A).)

The use designations governing the Area Property under the existing Rowland Heights Community Plan – in place since and well before 2018 – allow for residential uses. As noted above, however, the Area Plan proposes to reduce the residential allowance to “less intense use,” the least intense use allowed under the County General Plan, in fact, RL20. Such degradation of allowed residential use is in direct violation of section 66300 of the Government Code. Accordingly, no change in the use designation or zoning of the Area Property should be undertaken with the Area Plan.

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## **THE DEIR'S FAILURE TO INCLUDE OR IN ANY WAY ANALYZE THE PROPOSED CHANGE IN USE OR DOWNZONING OF THE AERA PROPERTY VIOLATES CEQA**

An EIR must be prepared with a sufficient degree of analysis to provide decision-makers with the information needed to make an intelligent decision concerning a project's environmental consequences. (Guidelines § 15151.)<sup>4</sup> Included with that mandate is that an EIR must include a description of the existing environment in the vicinity of the project from both a local and regional perspective. (Guidelines § 15125(a).) This discussion of the "environmental setting" should include an analysis of any inconsistencies between the proposed project and applicable general, specific, or regional plans. (Guidelines § 15125(d).)

An EIR's project description must include the entire project being proposed for approval and not just certain aspects of it. (Guidelines § 15378; *Habitat & Watershed Caretakers v. City of Santa Cruz* (2013) 213 Cal.App.4<sup>th</sup> 1277, 1297; *Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4<sup>th</sup> 1209, 1220.) When an EIR is comparing a proposed project with an existing plan, the EIR must examine existing conditions at the time of notice of preparation as well as future conditions envisioned in the plan. (Guidelines § 15125(e).)

An EIR must describe a reasonable range of alternatives to the project, or to its location, that could feasibly attain the project's basic objectives while reducing or avoiding any of its significant impacts, including the comparative merits of each alternative. (Pub. Res. Code § 21100(b)(4); Guidelines § 15126.6(a)—(e).)

The DEIR does not merely do an "inadequate" or "insufficient" review of the impacts arising from a significant downgrading of allowable residential use of the Aera Property, the DEIR ignores it completely. The complete absence of reference to the Aera Property downzoning use change, let alone any recognition or analysis of the environmental consequences therefrom, renders the DEIR a virtual nullity as an information document for decision-makers considering all consequences of adoption of the Area Plan, as mandated by CEQA.

The primary intent and purpose of the Area Plan is very clear and straightforward in the text of the Area Plan and supporting explanatory materials: the County will, over the life of the Aera Plan, intensify residential densities, commercial and retail uses, and mobility alternatives in areas within a one-mile radius of identified transit resources or future opportunities throughout the Area Plan communities. And the DEIR is clearly focused on identifying that dynamic and studying its potential environmental impacts, if adopted. This narrow and even myopic focus is underscored by the fact that the DEIR proposes only two substantive alternatives, and those alternatives study only shortening the radius of the focus areas from one mile to a half mile and a

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<sup>4</sup> References to "Guidelines" refer to the CEQA Guidelines, Ca. Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 – 15387.

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COUNTY OF LOS ANGELES, Department of Regional Planning  
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quarter mile, respectively. This does not meet the legal standard identified above. (Pub. Res. Code § 21100(b)(4); Guidelines § 15126.6(a)—(e).)

However, the DEIR's project description makes no reference to nor does its analysis in any way evaluate the downzoning use downgrading of the Aera Property. Similarly, the two substantive alternatives have no bearing whatsoever on the proposed treatment of the Aera Property.

As noted, on preliminary review of both the text of the Area Plan as well as the DEIR, Aera had no indication whatsoever that the Area Plan purported to make such drastic changes to the allowable uses of its properties within the Area Plan boundaries. Even more striking, the Notice of Availability purporting to alert stakeholders how adoption of the Area Plan might impact their interests went to great lengths to highlight the one-mile-radius dynamics relative to transit opportunities but gave no indication whatsoever of potentially detrimental enactments to properties outside of such a planning radius. It is only once someone checks a specific parcel via a County GIS planning tool that one discovers that an entirely different uses category – a category not even noted or otherwise included on mapping exhibits or text in the DEIR – would govern the property in the future. Such failure to include information or analysis of its potential environmental impacts fails CEQA's legal mandates as to the sufficiency of the DEIR as an informational document to provide decision-makers with the information needed to make an intelligent decision concerning a project's environmental consequences.

## CONCLUSION

The Area Plan's proposed lessening of the intensity of allowable residential uses on the Aera Property violates state housing law, specifically Government Code Section 66300. Further, the DEIR's failure to recognize, analyze, propose alternatives to, or even in any way mention or map the proposed downzoning use degradation violates CEQA's mandates relating to the project description, existing conditions and baseline, consequences relative to existing plans such as the Rowland Heights Community Plan, and sufficient consideration of alternatives.

For all of these reasons, Aera respectfully requests that any proposed change in use or other alteration of the governing standards under the existing Rowland Heights Community Plan for the Aera Property be removed from the proposed Area Plan. We appreciate your consideration and attention to these concerns.

Sincerely,  
DocuSigned by:

*M. S. James*

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August 8, 2023

VIA EMAIL (commplan@planning.lacounty.gov)

Ms. Mi Kim, Supervising Regional Planner  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012

**Re: East San Gabriel Valley Area Plan – Comments on Final Environmental Impact Report, Project No. PRJ2020-000612, Advance Planning Case No. RPPL2022003554**

Dear Ms. Kim:

This firm represents Aera Energy LLC (“Aera”), and we appreciate the opportunity to comment on the Final Program Environment Impact Report (“Final PEIR”) for the proposed Los Angeles County (“County”) East San Gabriel Valley Area Plan (“Area Plan” or “Project”). We ask that the County include this comment letter in the record of proceedings for Advance Planning Case No. RPPL2022003554.

As the County is aware, Aera previously submitted two comment letters regarding Advance Planning Case No. RPPL2022003554, both dated April 11, 2023. Those two comment letters detailed numerous legal infirmities in the Draft Program Environmental Impact Report (“Draft PEIR”) prepared for the Project and, most importantly, urged the County to refrain from re-designating Aera’s significant property holdings as part of the Project. As detailed in Aera’s prior letters, Aera was never informed that the County was considering any sort of land use re-designation of lands owned by Aera, and *Aera was certainly never informed that the County was considering a crippling and unlawful down-zone of Aera’s lands*. To date, Aera’s significant concerns regarding the legality of the County’s proposed down-zone remain unaddressed.

We have reviewed the County’s responses to Aera’s comments of April 11, 2023 as well as the County’s responses to other agencies, and we are compelled to point out that the County’s Responses to Comments (“RTCs”) do not comply with the requirements of the California

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Environmental Quality Act (“CEQA”). As such, the environmental concerns raised by Aera and others remain outstanding.<sup>1</sup>

As a preliminary matter, it appears that the County and, in particular, the preparers of the Draft PEIR, have proceeded under the demonstrably false assumption that Aera’s activities on the approximately 2,614 acres it owns within the Project boundary have ceased or been suspended. Had the County undertaken even the most cursory of investigations, it would have easily determined that this is not the case. To the contrary, approximately 35 percent of the 2,935 acres Aera owns (hereinafter, the “Aera Property”) is devoted to existing and long-standing oil and gas production activities.<sup>2</sup> Aera owns more than 100 well sites, which produce approximately 155 barrels of oil and 200 million cubic feet of natural gas *per day*. The Aera Property is further developed with an extensive network of oil, water, and natural gas infrastructure, including, but not limited to, numerous tank facilities, processing facilities, service roads and power lines. Large-scale cattle grazing also takes place across the Aera Property. The fact that the Aera Property is developed with these mineral resource extraction uses is wholly ignored by the County, the Draft PEIR, and the Final PEIR’s RTCs, despite the fact that such development undermines the County’s entire justification for the debilitating down-zoning of Aera’s assets. *As detailed herein, proceeding with the Project not only would result in numerous CEQA violations, but would result in the illegal taking of Aera’s property without just compensation.*

We strongly urge the County to refrain from advancing this Project any further until and unless it cures the numerous legal defects identified in this letter and Aera’s past comment letters.

**I. APPROVAL OF THE PROJECT WOULD VIOLATE CEQA IN NUMEROUS RESPECTS.**

**A. The County’s reliance on the “Web App” or “Web Map” to excuse numerous omissions, inconsistencies, and errors in the Draft PEIR violates CEQA.**

Throughout the County’s RTCs, the County relies on the “Web App”<sup>3</sup> to excuse omissions and patently erroneous statements presented in the Draft PEIR. (See, e.g., RTC B-7

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<sup>1</sup> We incorporate here by reference Aera’s two previous comment letters dated April 11, 2023.

<sup>2</sup> Of Aera’s approximately 2,935 acres, approximately 2,614 acres are located within the County and within the proposed Project boundary. The remaining approximately 321 acres lies within the County of Orange.

<sup>3</sup> For purposes of this comment, Aera assumes that the County’s references to the “Web App” and the “Web Map” are intended to point a reader to the same online application. However, the County’s documents include references to both, and it is unclear whether there are multiple “dynamic” (and therefore, ever-changing) online applications with which a reader must be familiar and consistently checking for updates in order to understand the scope of the Project.



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[attempting to excuse Draft PEIR's false assumption that certain land was designated commercial]; RTC B-8 [attempting to excuse the Draft PEIR's "numerous inconsistencies between the figures provided in Appendix C . . . [and] the information provided on the ESGV Proposed Land Use Policy and Zoning website"]; RTC F-3 [attempting to excuse the total omission of portions of the Project from the Draft PEIR's Project Description]; RTC F-7 [same].) Instead of correcting the Draft PEIR's omissions and errors through redline errata, the County punts to what is essentially a constantly shifting web application, one that the County admits no longer reflects the Project Description included in the Draft PEIR or, by extension, the Area Plan.

The RTCs describe the "Web App" or "Web Map" as "dynamic" and "part of ongoing outreach efforts undertaken by the County." (Final PEIR, p. 2-14.) The County goes on to explain, confoundingly, that the Web App "is updated frequently whereas the Draft PEIR captures in essence a point in time." (*Ibid.*) Specifically, the County states that the Web App "has been updated frequently since the release of the Draft PEIR." (*Ibid.*) In response to a comment pointing out "numerous inconsistencies" in the Draft PEIR, the County responds, without any further detail, that "some of the inconsistencies identified *may have been* rectified after the Draft PEIR was released." (*Ibid.*, emphasis added.) No table or summary is provided to show a reader what these updates and changes to the existing and proposed land use designations shown in the "Web App" are. The County assures reviewing stakeholders that such changes "do not change the Draft PEIR's significance conclusion or result in a conclusion that significantly more severe environmental impacts will result" but absolutely no evidence or analysis is presented to support this bare assertion. Given that a reader has no way of even knowing what sorts of changes have occurred, neither the public—nor any decisionmaker—can independently verify that the significance conclusions are unchanged. The County's response amounts to no more than "Trust me, it's fine." CEQA, of course, requires more.

When Aera noted in its prior comment letters that the land use designation changes proposed as part of *this Project* were wholly omitted from the Draft PEIR's Project Description, analysis, and appendices, the County responded, in essence, that this should not matter, because the "dynamic" and therefore everchanging "Web App" includes the proposed land use designation change. *Notably, the Web App is never mentioned in the Draft PEIR* despite the fact that the County, in its RTCs, claims that "the Draft PEIR was prepared in conjunction with the Draft East San Gabriel Valley Area Plan and associated supporting information such as the ESGVAP Proposed Land Use Policy and Zoning Web App." (Final PEIR, p. 2-14; see also pp. 2-29, 2-41.)

The County's procedural approach here—attempting to correct errors and omissions through unspecified updates to a "dynamic" website that is never even referenced in the Draft PEIR—is prohibited as a matter of law. The CEQA Guidelines set forth three specific methods for referring to information that is not contained within the body of an EIR. First, such information can be included in an appendix to the EIR. (State CEQA Guidelines, § 15147.)

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Second, such information can be incorporated through citations to specific technical source documents. (State CEQA Guidelines, § 15148.) Third, such information can be incorporated by reference. (State CEQA Guidelines, § 15150.) Per the Guidelines, the third approach of incorporation by reference is suitable for “long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of the problem at hand.” (State CEQA Guidelines, § 15150(f).) Even if incorporation by reference of the “Web App” were appropriate—and we are aware of no case law that permits incorporation of a separate “dynamic” and shifting document to stand in for an EIR’s *Project Description*—the County utterly failed to follow the correct legal procedures. (See State CEQA Guidelines, §15150(b), (c).) Regardless, again, the “Web App” is never mentioned in the Draft PEIR, therefore it is nonsensical to rely on it to fix the errors in the Draft PEIR, or to expect individuals, organizations, and agencies who commented on the Draft PEIR to have known about the “Web App” and understood it to be constantly and impermissibly updating the information provided in the Draft PEIR.

The County’s improper reliance on the “Web App” also violates at least three of CEQA’s core substantive tenets. CEQA requires that a Draft PEIR’s Project Description be *accurate, stable, and consistent*. (State CEQA Guidelines, § 15124; see also *County of Inyo v. City of L.A.* (1977) 71 Cal.App.3d 185, 192; *Washoe Meadows Community v. Dept. of Parks & Recreation* (2017) 17 Cal.App.5th 277, 287.) CEQA requires that a Draft PEIR’s Project Description describe *the entire project being proposed for approval*. (State CEQA Guidelines, § 15378; see also *City of Santee v. County of San Diego* (1989) 214 Cal.App.3d 1438, 1454.) CEQA requires that where a final EIR makes changes to the information contained in the text of the draft EIR, these changes must be included *in the EIR itself*. (State CEQA Guidelines, § 15088(d).) These are nonnegotiable, substantive requirements of any environmental review document purporting to comply with CEQA. The County has failed to meet its legal obligations with respect to the Final EIR by relying upon a shifting and “dynamic” “Web App” to stand in for a Project Description, by continuing to omit the entirety of the proposed project (including down-zoning), and by failing to correct its errors and omissions in the Final PEIR itself.

**B. The PEIR fails to consider impacts associated with mineral resources.**

The Draft PEIR does not address or analyze impacts to the availability of mineral resources and instead states that such an analysis was determined, in the Initial Study, to be less than significant. However, as discussed above, a significant portion of the Aera Property is currently devoted to existing and long-standing oil and gas production activities, wells that produce hundreds of barrels of oil per day, millions of cubic feet of natural gas per day, infrastructure for oil, gas, and water, tank facilities, processing facilities, roads, and power lines.

There is no analysis in the Initial Study of whether and how the proposed change in land use designation for the Aera Property would affect the availability of mineral resources, given the extraction activities that currently take place there. In fact, at the time the Initial Study was

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prepared, it is unclear—and unlikely—that the County was even considering the down-zoning of the Aera Property at all. Thus, the Initial Study did not, in any way, consider the potential loss of mineral resources due to the down-zoning. Because it is undeniably clear that down-zoning the Aera Property could result in the loss of availability of mineral resources, the Draft PEIR must be revised to consider whether such loss will occur and the potential significance of such an impact.<sup>4</sup>

**C. The Draft PEIR’s conclusions regarding aesthetic impacts are unsupported and inconsistent.**

The Draft PEIR’s conclusion that impacts on views from regional riding, hiking or multi-use trails would be less than significant is nonsensical, given the Draft PEIR’s opposite conclusions that impacts to scenic vistas and impacts associated with degradation of visual character would be significant and unavoidable.

On page 4.1-17, the Draft PEIR states: “While abundant views of [the San Gabriel Mountains and San Jose and Puente Hills] resources would remain with new development, the extent of physical change that could occur and the associated alteration and potential blockage of views is considered substantial. Given that the ESGVAP plans for higher density development than currently exists in the area, no feasible mitigation measures are available to reduce this impact. This impact is, therefore, considered significant and unavoidable.”

Similarly, on page 4.1-19, the Draft PEIR reads: “[N]ew developments of increased density, greater scale, and higher height than currently exists in many areas could result in potentially adverse effects to visual character and the quality of public views. As development pursuant to the ESGVAP could be denser and taller than most or all of the existing adjacent development, some areas currently appreciated as open space could be developed with new housing. Given that the ESGVAP would result in higher density development than currently exists in the Plan Area, no feasible mitigation is available, and this impact is considered significant and unavoidable.”

Yet, despite the conclusion that impacts to scenic vistas and impacts on visual character would be significant and unavoidable, the Draft PEIR nonsensically arrives at the opposite conclusion on page 4.1-18, finding that “policies included in the ESGVAP and the County’s General Plan would guide the design of future development in these areas to the extent that such

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<sup>4</sup> The Draft PEIR must also disclose and evaluate the reasonably foreseeable indirect impacts of down-zoning the Aera Property. This would include the impacts of importing energy resources to replace the hundreds of barrels of oil and millions of cubic feet of natural gas that are produced on the Aera Property. This would also include the noise, air quality, water quality, soils and geotechnical-related impacts of removing the oil and gas infrastructure currently in place on the Aera Property. None of these impacts were disclosed or considered in the Draft PEIR.

development would integrate into the existing character of those communities, would have gradual transitions between areas of differing density, and would not have an adverse impact to existing views of the ESGVAP area from elevated vantage points, as are available from regional riding, hiking, and multi-use trails, and a less than significant impact would occur.”

The views from the County’s trails include views of scenic vistas and include the same views that the Draft PEIR concludes will be significantly and unavoidably impacted. The facts, evidence, and reasoning that led to the County concluding there would be significant and unavoidable impacts to scenic vistas and visual character necessarily dictate that impacts to views from trails would also be significant and unavoidable. This impact was not disclosed in the Draft PEIR, and therefore the Draft PEIR must be revised and recirculated in accordance with CEQA.

**D. The Draft PEIR fails to adequately describe and disclose potential air quality impacts to sensitive receptors and impacts due to odor emissions.**

The Draft PEIR concludes that air emissions impacts to sensitive receptors would be significant and unavoidable. (Draft PEIR, p. 4.3-49.) However, the Draft PEIR does not specify what types of impacts would be significant and unavoidable, does not explain *how* significant such impacts would be, *how* such impacts will affect human health and, worse yet, does not explore *at all* whether there are feasible mitigation measures available to reduce such impacts.

For example, after stating that Impact 4.3-3 (“Would future development facilitated by adoption of the ESGVAP have a significant impact if it exposes sensitive receptors to substantial pollutant concentrations?”) would be “Significant and Unavoidable,” the Draft PEIR states, without any additional detail provided, that “sensitive receptors could be exposed to levels of toxic air contaminants that could result in a potential increase in cancer, acute, and/or chronic risk.” (Draft PEIR, p. 4.3-49.) No discussion of what toxic air contaminants are expected, where these impacts would occur, or how large an increase in cancer, acute and/or chronic health risk the County expects to occur is provided. The Draft PEIR later states that sensitive receptors may be exposed to “substantial concentrations of criteria air pollutant emissions or [diesel particulate matter]” However, once again, the Draft PEIR provides no information as to the extent, type, or severity of such exposure that the County actually expects. The County also states that there is a potential for “localized emissions to exceed the significance thresholds” established by the air district, but no detail is provided as to which emissions thresholds will be exceeded, or by how much. Such generic, conclusory statements utterly fail to meet CEQA’s information disclosure mandates.

**E. The Draft PEIR's analysis of biological resources impacts is legally inadequate.**

While we understand that this is a program-level analysis, the Draft PEIR's assessment of impacts to candidate, sensitive, and special status species is so generic and vague it is rendered useless. The Draft PEIR concludes that impacts to such species will be significant and unavoidable because "future projects may not completely avoid impacts or result in habitat enhancements. As a result, impacts would be significant and unavoidable." (Draft PEIR, p. 4.4-19.) But beyond a limited reference to the coastal California gnatcatcher, the many-stemmed dudleya, and the big free-tailed bat, the impact analysis provides *no discussion at all of which species or habitat types are likely to be impacted, does not disclose how substantial these impacts will be, and does not even attempt to remedy these impacts through mitigation measures*. It is known where the areas of potential new development will be located. It is known what types of habitat have the potential to occur in these development locations, and by extension, what candidate, sensitive, and/or special status species have the potential to be impacted. Therefore those impacts must be evaluated in this Draft PEIR. The same critique also applies to the EIR's analysis of impacts to sensitive natural communities. (Draft PEIR, p. 4.4-20.)

The comment letter submitted to the County by the California Department of Fish and Wildlife ("CDFW") brought several of these issues to the County's attention. However, the County's responses to CDFW's requested revisions wholly ignored the issues CDFW raised. CDFW pressed the County to expressly discuss the types of impacts to specific sensitive species, but the County's responses to comments refused to do so. CDFW also presented the County with no less than 16 suggested mitigation measures, and the County rejected these measures without explanation in violation of CEQA.

**F. Because the PEIR's Project Description omits portions of the proposed Project, the County's conclusions as to land use and planning and population and housing are inadequate.**

As Aera pointed out in its prior comment letters, the Draft PEIR omitted, and therefore did not consider, the down-zoning of the Aera Property. The County responded, without any citation to CEQA, the State CEQA Guidelines, case law, or any other authority, that its proposed down-zoning "is not required to be analyzed within the Draft PEIR." (Final PEIR, p. 2-38 [RTC F-2].) However, the County does not have the authority to pick and choose which aspects of the Project it may include in the Draft PEIR. As Aera noted, the Project Description must describe the whole of the Project, even if the County believes there are portions or aspects of the Project that, on their own, would not result in significant impacts. This type of project piecemealing has been expressly prohibited by the courts. (*Orinda Association v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1171 ["The requirements of CEQA cannot be avoided by chopping up proposed projects into bite-size pieces which, individually considered, might be found to have no

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significant effect on the environment”].)

Given the County’s position that it may omit portions of the proposed Project from the Draft PEIR, it is highly likely that there are other land use designation changes that the County intends to implement through this Project, but that it chose to leave out of the Project Description and, by extension, the Draft PEIR’s analyses. The County’s position that it can pick and choose what land use designation changes it discloses calls into question each and every analysis in the Draft PEIR. Most directly, it calls into question the Draft PEIR’s analysis and determinations relating to land use and planning and population and housing, as these analyses are very clearly implicated by the Project’s proposed land use plan.

**G. The County’s RTCs do not meet CEQA’s clear, mandatory requirements.**

Responses to comments must provide a good faith, reasoned response to issues raised by commenters. (State CEQA Guidelines, § 15088(c).) “Conclusory statements unsupported by factual information will not suffice.” (*Ibid.*) The County’s responses fail to meet this standard in several inexcusable ways.

First, the County unlawfully ignores proposed mitigation measures presented by commenters, even when the commenter is an expert agency commenting within its area of expertise. For example, CDFW’s comment letter presents no less than 16 mitigation measures, which CDFW advises are feasible and would reduce the biological resource impacts identified in the Draft PEIR. Despite the fact that reasons for rejecting mitigation measures proposed by commenters must be explained in detail (see, e.g., State CEQA Guidelines, §§ 15204(a), 15088(c); *People v. County of Kern* (1976) 62 Cal.App.3d 761), the County simply rejects CDFW’s proposed measures out of hand, without any explanation. (See, e.g., Final PEIR, p. 2-80 [RTC H-11].)

Similarly, Caltrans, another expert agency, identifies additional mitigation measures and analyses necessary to adequately consider and disclose impacts associated with transportation. Instead of responding in any detail, the County rejects Caltrans’ recommendations without any explanation. (Final PEIR, p. 2-21 [RTC C-9].) (See *Berkeley Keep Jets Over the Bay Comm. v. Board of Port Commissioners* (2001) 91 Cal.App.4<sup>th</sup> 1344, 1367, 1371 [conclusory responses to comments from experts and other agencies rendered the EIR legally inadequate].)

The County of Los Angeles Sheriff’s Department also submitted a comment letter pointing out that the proposed Project’s impacts to police protection **would be potentially significant without mitigation**. Instead of revising its analysis to account for this previously undisclosed potentially significant impact and identifying mitigation measures to address the impact, the County’s response merely states that future projects will undergo environmental review. (Final PEIR, p. 2-25 [RTC D-3].) Such a response does nothing to remedy the defect in **this** Draft PEIR—the erroneous conclusion that impacts to police protection will be less than

significant. To the extent the County believes that the Los Angeles County Sheriff erred in concluding that impacts to police protection would be significant, the County was obligated to provide substantial evidence countering the Sheriff's Department's significance conclusion. The County failed to do so.

Finally, there are several comments included in other comment letters that raise environmental issues, question the conclusions of the Draft PEIR, and suggest additional mitigation measures or necessary analyses that the County either: (1) completely ignores; or (2) improperly provides a conclusory response that the comment "does not raise a significant environmental issues regarding the adequacy of the information presented in the Draft PEIR." (See, e.g., Comments B-9, B-10, B-12, C-3, C-6, C-7, C-8, C-9, F-8.) However, comments that suggest changes in land use designation on grounds such change would reduce impacts (whether accurate or not) (e.g., Comments B-9, B-10), comments suggesting fuel modification measures (Comment B-12), comments asking the County to conduct additional analyses (Comments C-3, C-6, C-8, C-9), comments questioning or requesting changes in parameters in analyses (Comment C-7), and comments expressing concern that aspects of the project description were omitted from the Draft PEIR (Comment F-8) ***are comments raising demonstrably significant environmental issues requiring detailed, good faith, responses.*** (See State CEQA Guidelines, § 15088(c); *Flanders Found. v. City of Carmel-by-the-Sea* (2012) 202 Cal.App.4<sup>th</sup> 603, 615.)

## **II. THE PROJECT IS INCONSISTENT WITH THE COUNTY GENERAL PLAN**

As a matter of basic land use planning law, specific plans and area plans must be consistent with a local government agency's general plan. (See Gov. Code § 65454.) Despite this clear statutory mandate, the County is proposing to approve an area plan that is inconsistent with its operative General Plan in multiple respects. Specifically, the Area Plan's proposed down-zoning of the Aera Property is inconsistent with multiple goals and policies of the General Plan. Such inconsistencies include, but are not limited to, the following:

- "Policy LU 2.2: Ensure broad outreach, public participation, and opportunities for community input in community-based planning efforts." Aera was never alerted to, engaged, or asked to assist in any decision or planning related to the down-zoning of its property. See also, Policy LU 10.1.
- "Policy LU 2.4: Coordinate with other local jurisdictions to develop compatible land uses." Aera's holdings straddle the Los Angeles and Orange County boundary. The region just to the south in the City of Brea is a regionally significant job center. To our knowledge, there was no coordination with Brea or any of the surrounding municipalities related to the down-zoning of the Aera Property relative to jobs/housing balance or any other basis.
- "Policy LU 2.7: Set priorities for Planning Area-specific issues, including transportation,

housing, open space, and public safety as part of community-based planning efforts.” The administrative record is devoid of any analysis whatsoever as to the implications for housing, public safety, beneficial reuse, or any other “Planning Area-specific issues” for Aera’s more than 2,000 acres.

- “Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.” The administrative record is devoid of any analysis as to the effect of the Aera Property down-zoning on the ability to provide a variety of building types and styles.
- “Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce VMTs.” The Aera Property is in close proximity to a regionally significant job center to the south in Orange County and the down-zoning reduces opportunities for multi-modal and VMT-reducing housing in proximity to those jobs.
- “Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.” The potential adaptive reuse of the Aera Property is rich with the possibility of renewable generation, storage, and distributed deployment. The County’s proposed down-zoning would improperly foreclose this reuse opportunity in conflict with the County’s General Plan.

The foregoing are just a few examples of inconsistencies between the Area Plan’s proposed down-zoning of the Aera Property and the General Plan’s goals and policies related to housing, renewable energy production, jobs/housing balance, and productive reuse of industrial sites. Nevertheless, the administrative record is completely devoid of any analysis or consideration of impacts resulting from the down-zoning of the Aera Property, and there is certainly no discussion or analysis of General Plan-Area Plan consistency.

### **III. THE PROPOSED DOWNZONING OF AERA’S PROPERTY CONSTITUTES A TAKING WITHOUT JUST COMPENSATION.**

The use designations governing the Aera Property under the existing Rowland Heights Community Plan (“Community Plan”) allow for residential uses. In fact, the Community Plan specifically states that the Aera Property “will be suitable for residential development” as oil resources are depleted. The Community Plan provides for a transition from oil development to residential development. Currently, the Community Plan allows for 1,420 dwelling units on the 2,614 acres of the Aera Property within the County. Aera has operated, and made investment decisions, pursuant to that understanding for decades.

The Area Plan proposes to down-zone the Aera Property and reduce the residential allowance to the least “intense” uses allowed under the proposed Area Plan – Rural Land 40 (“RL40”) or Rural Land 10 (“RL10”). That down-zoning would reduce the allowable dwelling



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units on the Aera property to approximately 65 dwelling units or fewer.

The County provides no factual findings or evidentiary support to justify down-zoning the Aera Property in the manner contemplated in the Area Plan. The Area Plan would restrict the use of the Aera Property by providing Aera with lesser rights than adjacent properties. This selective assignment of land use designations under the Area Plan constitutes "spot zoning" amounting to irrational discrimination against Aera. Moreover, the severe use restrictions associated with an RL40 or RL10 designation are arbitrary and capricious and would result in a major loss of the use of the Aera Property, which would undermine Aera's investment backed expectations for the property. As such, the Area Plan constitutes a regulatory taking of the Aera Property under well settled legal authority. (*Penn Central Transp. Co. v. City of New York* (1978) 438 U.S. 104; *Avenida San Juan Partnership v. City of San Clemente* (2011) 201 Cal.App.4<sup>th</sup> 1256.)

\*\*\*\*\*

Aera again urges the County to refrain from re-designation the Aera Property as part of this Project. The proposed down-zoning of the Aera Property fails to take into account the on-the-ground conditions of the Aera Property, the significant oil and gas uses currently in place, and Aera's reliance on and investment backed expectations for the property's future development for residential uses. The base unfairness of proposing such a crippling down-zone, without any outreach or discussion with Aera, is reason enough to refrain from implementing any down-zone of the Aera Property as part of this Project. The fact that such down-zone will expose the County to costly and protracted takings litigation constitutes further grounds for leaving the land use designations for the Aera Property as they are now. Finally, we urge the County to rectify its numerous CEQA violations through a revised and recirculated Draft PEIR prior to approving the Project and certifying the Final PEIR.

Sincerely,



Sigrid R. Waggener  
MANATT, PHELPS & PHILLIPS, LLP

CC:

Connie Chung, Deputy Director, Advance Planning Division (email)  
Kathy Park, Deputy County Counsel (email)

# ATTACHMENT 4

YES?

>> FIRST QUESTION, IF THE STAFF COULD RESPOND TO SOME OF THE ISSUES RAISED ABOUT THE ADEQUACY OF THE EIR.

>> I CAN RESPOND TO THAT, COMMISSIONER, I REVIEWED THE COMMENTS ABOUT THE EIR AND CONSULTED WITH THE EIR CONSULTANT AND REASONABLE MINDS CAN DIFFER IN MY OPINION, THE EIR MEETS THE REQUIREMENTS.

[INAUDIBLE].

>> DID YOU HAVE ANY OTHER QUESTIONS?

>> NO.

>> OKAY.

>>[INAUDIBLE].

>> WE HAVE [INAUDIBLE] WEEKNIGHTS, ON SOME WEEKENDS AND SOMETIMES DURING WEEKDAYS.

>> DO YOU HAVE A BREAKDOWN?

>> I DON'T HAVE A BREAKDOWN, [INAUDIBLE], WE HAD A REGULAR STAKEHOLDERS MEETING WHICH WAS HELD THROUGH THE DAYTIME AND [INAUDIBLE], FOR MEETINGS WE SCHEDULE, WE HAD NIGHT MEETINGS FROM 6-8 P.M., ON WEEKENDS, WE WENT OUT TO FESTIVALS AND EVENTS AND WE HELD WORKSHOPS, WE HELD THEM ON THE WEEKENDS I BELIEVE IT WAS 10-1 OR SOMETHING LIKE THAT.

>> THE MATERIAL WAS SENT IN SPANISH AND DIFFERENT LANGUAGES.

>> WE MADE EFFORT TO TRANSLATE OUR MATERIALS INTO NOT ONLY SPANISH BUT TRADITIONAL CHINESE.

# ATTACHMENT 5

efforts undertaken by the County, is updated frequently. The Web App, however, has shown the land proposed as RL40 since before the publication of the Draft PEIR.

### **Response to Comment F-4**

This comment notes that a companion letter from Aera real estate professionals is being submitted with this Comment Letter (see Comment Letter G for details). This comment also states that no advanced notice of any proposed change in use designation or downzoning was given. This letter also requests that no change be made to either the use designations or zoning for the Aera Property. However, as part of the community outreach for the Project, a number of engagement methods were undertaken, including efforts through community-based organizations, community presentations, tabling sessions, numerous online methods, and social media. Additionally, notifications were sent to property owners in the ESGVAP area for parcels with proposed updates to their zoning and/or land use categories. County records for this Project indicate that an Aera representative (Mr. Noah Adler) signed up to be on the project contact list in May 2022, and has thus been included in every outreach effort for the Project. At the very least, as an affected landowner in the ESGVAP area, Aera were sent Project notifications, as follows:

- Aera Energy LLC (2020 Saturn Street, Suite 101, Brea, CA 92821) was included on the Project's April 2022 Notice of Preparation, January 2023 Notice of Zone Change, and February 2023 Draft PEIR Notice of Completion/Notice of Availability lists to receive email and postal mail notifications about the Project;
- Noah Adler (nadler@manatt.com), representative for Aera Energy, was added to the Project's contact list on May 6, 2022 via a County Department of Regional Planning sign-up form;
- Aera Energy LLC was mailed a Notice of Zone Change in January 2023;
- Noah Adler (nadler@manatt.com), representative for Aera Energy, subscribed (and was subsequently added) to the Project's email notification list on March 30, 2023;
- Noah Adler (nadler@manatt.com), representative for Aera Energy, registered to attend the Project's March 30, 2023 stakeholder meeting; and
- Noah Adler spoke with County Department of Regional Planning staff on May 15, 2023 about the Project;

Please also see Response to Comment F-2 for information on the proposed downzoning of the Aera property site.

### **Response to Comment F-5**

This comment provides a summary of the Area Plan. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

### **Response to Comment F-6**

This comment reiterates the Area Plan would supersede the existing community plan for Rowland Heights. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

# ATTACHMENT 6

**From:** Los Angeles County Department of Regional Planning <ordinance@planning.lacounty.gov>  
**To:** [REDACTED]  
**Sent:** 5/5/2022 5:45:10 PM  
**Subject:** [MARKETING] Oil Well Ordinance for Unincorporated Los Angeles County - May 5, 2022

External Email. Proceed Responsibly.

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 oil\_well\_webBanner.png

**Oil Well Ordinance  
Project No 2020-000246-(1-5)  
Case No RPPL2020000624**



The Los Angeles County Oil Well Ordinance is scheduled for a public hearing at the Regional Planning Commission on Wednesday, June 8, 2022. The staff report and the agenda and instructions for participating in the public hearing will be available on May 26, 2022.

The Oil Well Ordinance is available for review. Additional materials, including a project summary and staff report, will be available before the public hearing are available for review at <https://planning.lacounty.gov/oilwell>

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Please submit comments regarding the Oil Well Ordinance to: [ordinance@planning.lacounty.gov](mailto:ordinance@planning.lacounty.gov) or leave a voicemail message at: (213) 974-6432. All comments submitted in a language other than English will be translated. Comments received prior to 12 p.m. on June 7, 2022 will be provided to the Regional Planning Commission. Comments received after 12 p.m. June 7, 2022 before the meeting will not be provided to the Regional Planning Commission, but will be added to the public record.

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### **About the Oil Well Ordinance**

The Department of Regional Planning prepared the Oil Well Ordinance in response to the September 15, 2021 motion by the Los Angeles County Board of Supervisors. The proposed ordinance will apply only to the unincorporated areas of Los Angeles County and will amend Title 22 – Planning and Zoning of the Los Angeles County Code to:

- Prohibit new oil wells and production facilities in all zones.
- Designate existing oil wells and production facilities as nonconforming uses in all zones.
- Establish consistent regulations in all zones for existing oil wells and production facilities.

The proposed ordinance does not apply to the Baldwin Hills Community Standards District, specific plans, nor uses operating under a valid discretionary permit. DRP will address these in future efforts.

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**Follow us @LACDRP on social media!**

Any questions about the project can be sent  
to: [ordinance@planning.lacounty.gov](mailto:ordinance@planning.lacounty.gov)

For more information and updates, visit our project website  
at: [planning.lacounty.gov/oilwell](http://planning.lacounty.gov/oilwell)

Los Angeles County Department of Regional Planning | 320 W. Temple St., Los Angeles, CA  
90012

[Unsubscribe](#) | [ljaramillo@planning.lacounty.gov](mailto:ljaramillo@planning.lacounty.gov)

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# ATTACHMENT 7

**NOTICE OF AVAILABILITY  
OF DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR  
LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN  
PROJECT NO.: PRJ2020-000612  
ADVANCE PLANNING CASE NO.: RPPL2021-013047  
GENERAL PLAN AMENDMENT NO.: RPPL2022003554  
ORDINANCE NO.: RPPL2022014158  
ZONE CHANGE NO.: RPPL2022003557  
ENVIRONMENTAL ASSESSMENT NO.: 2022003550  
STATE CLEARINGHOUSE NO.: 2022040512**

In accordance with the California Environmental Quality Act (CEQA), the County of Los Angeles (County), as Lead Agency, has filed a Notice of Availability (NOA) of a Draft Program Environmental Impact Report (Draft PEIR) for the Project. The Draft PEIR has been prepared in conformance with CEQA (Public Resources Code Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.). This notice provides agencies, organizations, and other interested parties with a summary of the Project and its location, the potential environmental effects, information regarding the availability of the Draft PEIR for public review, and the timeframe for submitting comments on the Draft PEIR.

**PUBLIC REVIEW PERIOD**

**The formal public review period for the Draft PEIR begins on February 27, 2023 and ends on April 12, 2023**, meeting the 45-day minimum required under CEQA. All comments received by the closing of the public review period will be included in the Final Program Environmental Impact Report (Final PEIR), along with the County's written responses. When submitting written comments, please reference the project name and number and include your contact information. Any comments provided should identify specific topics of environmental concern. Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with this Project when responding. Should you have any questions, please call (213) 974-6425.

Though email is the preferred form of communication, you may direct your written comments via email and/or U.S. Postal Services no later than 5:00pm on April 12, 2023 to:

Mi Kim, Supervising Regional Planner  
County of Los Angeles  
Department of Regional Planning 320 West Temple Street, Room 1362  
Los Angeles, California 90012  
[commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov)

***All written comment letters/emails will be included in an appendix in the Final EIR and responded to in the Response to Comments section of the final document.***

## **PROJECT LOCATION**

The Los Angeles County East San Gabriel Valley Area Plan (ESGVAP, Area Plan, or Project) is comprised of the following 24 unincorporated communities of the County: Avocado Heights, Charter Oak, Covina Islands, East Azusa, East Irwindale, East San Dimas, Glendora Islands, Hacienda Heights, North Claremont, North Pomona, Northeast La Verne, Northeast San Dimas, Rowland Heights, South Diamond Bar, South San Jose Hills, South Walnut, Valinda, Walnut Islands, West Claremont, West Puente Valley, West San Dimas, Pellissier Village, Unincorporated South El Monte, and Unincorporated North Whittier. Collectively, these 24 communities are referred to as the East San Gabriel Valley (ESGV) Planning Area, which is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The ESGV Planning Area is located in the easternmost portions of the County and its associated communities are identified on **Figure 1: ESGVAP Communities**.

## **PROJECT DESCRIPTION**

The proposed Project is a community-based plan that will guide regional growth and development in the ESGV Planning Area. The primary Project components include the following:

### General Plan Amendment

The General Plan Amendment will:

- Update, reorganize, and incorporate the existing Rowland Heights Community Plan and Hacienda Heights Community Plan into the ESGVAP as community chapters.
- Adjust the ESGV Planning Area boundary to include the unincorporated communities of South El Monte, Pellissier Village, and North Whittier.
- Establish the ESGVAP, which will be a comprehensive policy document for the unincorporated communities in the ESGV Planning Area that will include:
  - Area-wide goals and policies for the following topic specific elements: Land Use; Economic Development; Community Character and Design; Natural Resources, Conservation, and Open Space; Parks and Recreation; and Mobility Action Plan.
  - Area-wide Implementation Program.
  - Proposed land use changes to increase housing and enhance commercial and residential development near major transit stops and along major corridors within no more than one-mile radius of major transit stops and half-mile radius of high-quality transit areas (HQTAs) near major intersections where there is accessibility to existing or proposed frequent transit and commercial services.
  - Community specific chapters with additional goals, policies, and implementation programs that address planning issues unique to a particular community.
  - An updated land use policy map that utilizes the General Plan Land Use Legend to
  - Reflect address inconsistencies between zoning, land use policy designation, and existing use by updating land use designations, where appropriate.

### Zoning Map Changes

The Project would amend Planning and Zoning (Title 22) of the County Code to:

- Make changes to the zoning map. The zone changes under consideration are targeted within a one-mile radius of major transit stops and near high-quality transit corridors as follows:
  - A-1 (Light Agriculture) to R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-A (Residential Agricultural), C-1 (Restricted Business), or MXD (Mixed Use Development)
  - C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (General Commercial), or C-H (Commercial Highway) to MXD (Mixed Use Development)
  - R-A (Residential Agricultural) to R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), C-1 (Restricted Business), or MXD (Mixed Use Development)
  - R-1 (Single-Family Residence) to R-2 (Two-Family Residence or MXD (Mixed Use Development).
- Incorporate the proposed rezoning as identified in the Housing Element 2021-2029 to meet the Regional Housing Needs Assessment goals for the County.
- Re-zone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning reflects the existing use and is consistent with the General Plan land use policy designations.

#### Zoning Code Amendments

The Project would amend Planning and Zoning (Title 22) of the County Code to:

- Establish a Planning Area Standards District (PASD) to streamline and simplify development standards that are applicable to the communities in the Project area by moving and reorganizing existing standards such as CSDs, supplemental districts, and other standards within the Project area into the newly established PASD.
- The newly established PASD would regulate development standards in commercial zones, including height. The PASD would also contain provisions that protect significant ridgelines and biological resources.
- Update the existing Rowland Heights CSD to add and strengthen development standards along commercial corridors that improve walkability, community structure design, signage, and landscaping.
- Revise grading and notification standards.

Adjust the boundaries of Avocado Heights and the Trailside Ranch Equestrian Districts to create one consolidated equestrian district and include adjoining properties as necessary.

#### **SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS**

As presented in the Draft PEIR, the proposed Project would result in significant and unavoidable impacts to Aesthetics, Air Quality, Biological Resources, Noise, and Transportation. The Draft PEIR evaluated potentially significant environmental effects of the proposed project, identified feasible mitigation measures to lessen such impacts, and identified a range of reasonable alternatives to the proposed project. The Draft PEIR included analysis on the following environmental topics not expected to result in any significant impacts: Agriculture/Forestry Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Population/Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

**NOTICE OF PUBLIC MEETING.** Consistent with Assembly Bill 361, which allows teleconference provisions for local agency public meetings, the County will conduct a virtual Public Meeting to inform the public and

interested agencies about the Project and solicit oral and written comments regarding the environmental issues addressed in the Draft PEIR. All interested parties are invited to attend the virtual meeting to discuss environmental issues addressed in the Draft PEIR. The Public Meeting will involve a presentation reviewing the proposed Project, the environmental review process, and schedule. The Project's public meeting will be held virtually, online via Zoom Webinar on **Thursday, March 9, 2023 at 6:00 PM.**

**The link below will take you to the virtual Public Meeting Webpage with instructions on joining the meeting:**

**<https://planning.lacounty.gov/site/esgvap/>**

Spanish and Chinese interpretation services will be provided during the meeting. If interpretation for another language is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please submit a request to [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) or (213) 974-6425 at least seven days in advance of the meeting.

#### **PUBLIC HEARING**

A public hearing on the proposed Project and the Draft PEIR will be scheduled before the Los Angeles County Regional Planning Commission at a time, date, and location to be determined. The public hearing will be properly noticed when the hearing date is scheduled.

#### **DOCUMENT AVAILABILITY**

A digital copy of the ESGVAP Draft PEIR is available for public review from the following websites:

<https://planning.lacounty.gov/site/esgvap/> or

<https://planning.lacounty.gov/ceqa/notices> (under "Advance Planning Projects")

To ensure additional public access to the Draft PEIR, printed (with electronic copies of all appendices) copies of the document are available for public review at the following public libraries:

Rowland Heights Library	1850 Nogales Street	Rowland Heights, CA	91748
Hacienda Heights Library	16010 La Monde Street	Hacienda Heights, CA	91745
Diamond Bar Library	21800 Copley Drive	Diamond Bar, CA	91765
Walnut Library	21155 La Puente Road	Walnut, CA	91789
La Puente Library	15920 E Central Avenue	La Puente, CA	91744
La Verne Library	3640 D Street	La Verne, CA	91750
San Dimas Library	145 N Walnut Avenue	San Dimas, CA	91773
Charter Oak Library	20540 E Arrow Highway, Suite K	Covina, CA	91724
Sunkist Library	840 N Puente Avenue	La Puente, CA	91746
West Covina Libraries	1601 W West Covina Parkway	West Covina, CA	91790
South El Monte Library	1430 North Central Avenue	South El Monte, CA	91733
Azusa City Library	729 N Dalton Avenue	Azusa, CA	91702
Covina Public Library	234 N Second Avenue	Covina, CA	91723

The hours of operation at each library varies. Please refer to the County library website to confirm this information before visiting: [lacountylibrary.org](http://lacountylibrary.org)

#### PROJECT WEBSITE

Visit the ESGVAP website for more information: [planning.lacounty.gov/esgvap/](http://planning.lacounty.gov/esgvap/).

Thank you for your participation in the environmental review of this Project.

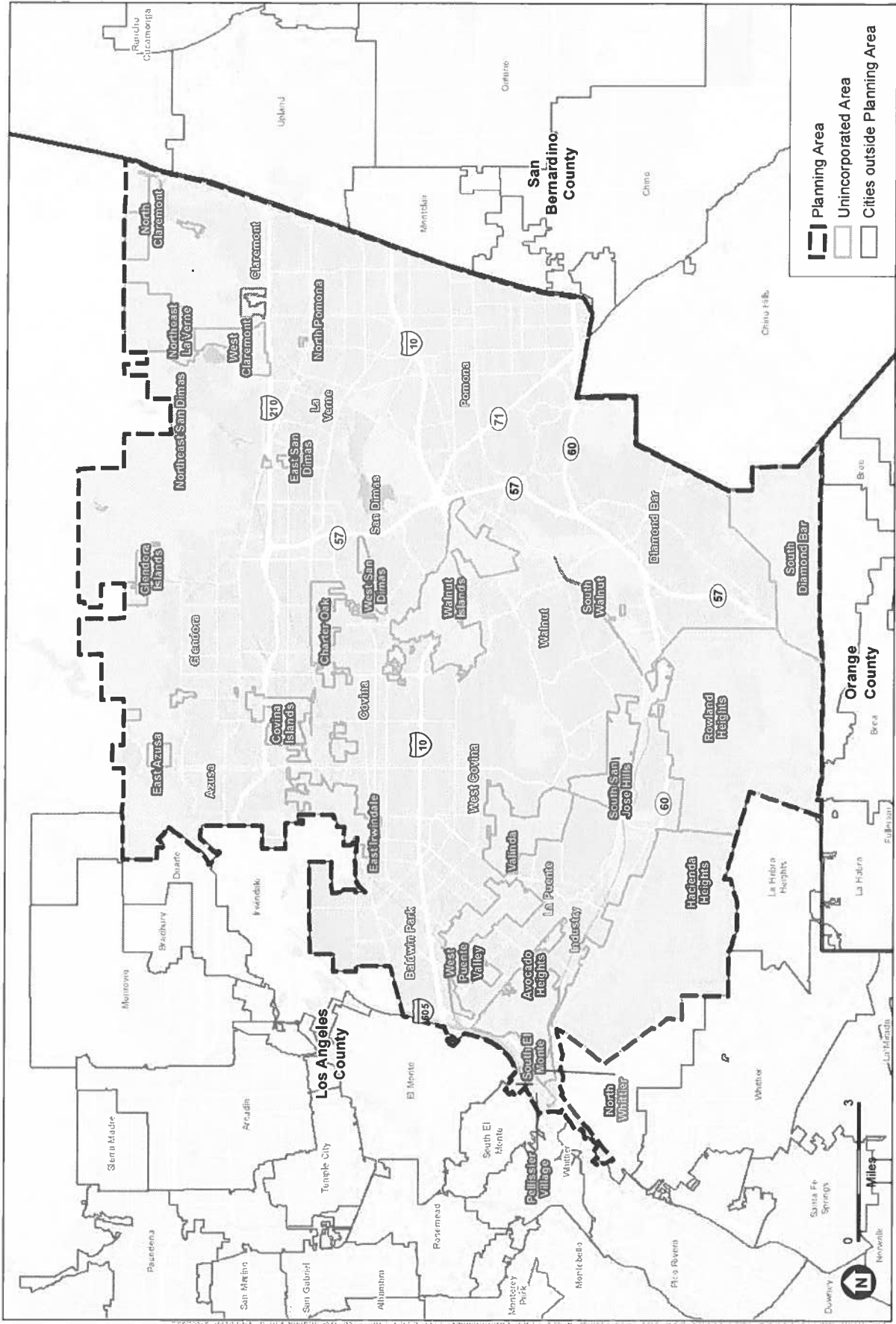
For more information about the East San Gabriel Valley Area Plan and Programmatic Environmental Impact Report (PEIR) visit: [planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/) or email [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) or call (213) 974-6425 and leave a message. To view the Notice of Availability (NOA) online, including a Spanish and Chinese version of the NOA, please visit: [planning.lacounty.gov/site/esgvap/about/project-documents/](http://planning.lacounty.gov/site/esgvap/about/project-documents/) or [planning.lacounty.gov/ceqa/notices](http://planning.lacounty.gov/ceqa/notices).

Para más información sobre el Plan del Área Este del Valle de San Gabriel y el Informe de impacto ambiental del programa (PEIR), visite: [planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/) o envíe un correo electrónico a [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) o llame al (213) 974-6427 y deje un mensaje. Para consultar el Aviso de disponibilidad (NOA) en línea, que incluye una versión en español y en chino del NOA, visite: [planning.lacounty.gov/site/esgvap/about/project-documents/](http://planning.lacounty.gov/site/esgvap/about/project-documents/) o [planning.lacounty.gov/ceqa/notices](http://planning.lacounty.gov/ceqa/notices).

有關 East San Gabriel Valley 地區規劃和環境影響報告 (PEIR) 的更多資訊，請造訪：[planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/)，或傳送電子郵件至 [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov)，或致電 (213) 974-6427 並留言。如需線上查看 NOA (包括西班牙文和中文版本的可查閱通知)，請造訪：[planning.lacounty.gov/site/esgvap/about/project-documents/](http://planning.lacounty.gov/site/esgvap/about/project-documents/) 或 [planning.lacounty.gov/ceqa/notices](http://planning.lacounty.gov/ceqa/notices)。

**ATTACHMENTS:** Draft PEIR

Figure 1: ESGVAP Communities



East San Gabriel Valley Area Plan  
**Figure 1**  
 ESGVAP Communities

SOURCE: ESRI | Los Angeles County GIS | ESA, 2022





# ATTACHMENT 8

**From:** [DRP Community Studies East Area Section](#)  
**To:** [Adler, Noah](#)  
**Subject:** RE: Project Contact List: East San Gabriel Valley Area Plan  
**Date:** Thursday, March 30, 2023 1:59:01 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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[EXTERNAL] Please do not reply, click links, or open attachments unless you recognize the source of this message and know the content is safe.

---

Hi Noah,

Thanks for reaching out. I've added your contact information to the ESGVAP project courtesy list.

Thank you,

**JAMES DREVNO** (he/him/his)

**SENIOR PLANNER, Community Studies East**

Office: (213) 974-6425 • Direct: (213) 893-7034

Email: [jdrevno@planning.lacounty.gov](mailto:jdrevno@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov)



*Our [field offices](#) are currently open to the public. Please visit [planning.lacounty.gov](http://planning.lacounty.gov) for information about available services, public meeting schedules, and planning projects.*

---

**From:** Adler, Noah <[NAdler@manatt.com](mailto:NAdler@manatt.com)>  
**Sent:** Thursday, March 30, 2023 10:51 AM  
**To:** DRP Community Studies East Area Section <[commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov)>  
**Subject:** Project Contact List: East San Gabriel Valley Area Plan

**CAUTION: External Email. Proceed Responsibly.**

Good morning,

At your convenience, please add my name/contact information to the project contact list for the East San Gabriel Valley Area Plan update. My information is below.

Thank you,

Noah

**Noah Adler**  
Senior Land Use Planner

**Manatt, Phelps & Phillips, LLP**  
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[NAdler@manatt.com](mailto:NAdler@manatt.com)

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## Adler, Noah

---

**From:** Adler, Noah  
**Sent:** Monday, May 15, 2023 11:27 AM  
**To:** jdrevno@planning.lacounty.gov  
**Subject:** County Counsel contact - ESGVAP EIR

Good morning James,

Thank you again for your update on the status of the East San Gabriel Valley Area Plan. If you have an opportunity to look into who at County Counsel's office is handling review of the Area Plan EIR, I would appreciate their contact information so we can connect on any additional questions.

Thank you,

Noah

**Noah Adler**  
Senior Land Use Planner

---

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# ATTACHMENT 9

California Coastal Act, and may result in different land use designations than those described in the General Plan Land Use Legend.

The General Plan Land Use Legend provides general intended uses and development intensities for each land use designation. Land uses are not limited to the general intended uses listed under each designation; other uses that are allowed through zoning may be deemed compatible with the general intended uses. For specific use types, permitting procedures and development standards, please refer to the Zoning Code or the applicable specific plan. For an estimate of population and employment density for each land use designation, please refer to Appendix C.

## Intensity Calculations

### Allowable Residential Units Calculation

Residential density shall be calculated using the net area of the project site, unless the property is on land that is designated Rural Land. The net area excludes dedicated streets and private easements (e.g., access) where the owner of the underlying parcel does not have the right to use the entire surface. All proposed residential densities must fit within the range specified by the land use designation in the General Plan Land Use Legend.

For any Rural Land designation, the residential density shall be calculated using the gross area of the parcel(s). The gross area of a parcel includes dedicated streets and private easements.

### Floor Area Ratio (FAR) Calculation

Floor Area Ratio (FAR) is the ratio of the total above-ground gross floor area of all enclosed buildings to the area of the project site. As a formula, FAR = (total above-ground gross floor area of all enclosed buildings) / (area of the project site).

When specified, and under limited circumstances, the General Plan permits deviations to the Land Use Legend and Land Use Policy Map, such as an increase in density above the maximum allowable density. These include the allowance of density bonuses for affordable and senior citizen housing, as well as other incentive-based local ordinances that implement the goals of the General Plan.

**Table 6.2: Land Use Designations**

Land Use	Code	Permitted Density or FAR	Purpose
<b>RURAL</b>			
Rural Land	RL1	Residential: Maximum 1 du/1 gross ac  Non-Residential: Maximum FAR 0.5	Purpose: Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
	RL2	Residential: Maximum 1 du/2 gross ac  Non-Residential: Maximum FAR 0.5	

	RL5	Residential: Maximum 1 du/5 gross ac Non-Residential: Maximum FAR 0.5	Purpose: Single family residences; equestrian and animal uses; and agricultural and related activities.
	RL10	Residential: Maximum 1 du/10 gross ac Non-Residential: Maximum FAR 0.5	
	RL20	Residential: Maximum 1 du/20 gross ac Non-Residential: Maximum FAR 0.5	
	RL40	Residential: Maximum 1 du/40 gross ac Non-Residential: Maximum FAR 0.5	

**Land Use      Code      Permitted Density or FAR      Purpose**

RESIDENTIAL			
Residential 2	H2	Residential: 0-2 du/net ac	Purpose: Single family residences.
Residential 5	H5	Residential: 0-5 du/net ac	
Residential 9	H9	Residential: 0-9 du/net ac	
Residential 18	H18	Residential: 0-18 du/net ac	Purpose: Single family residences, two family residences.
Residential 30	H30	Residential: 20-30 du/net ac	Purpose: Single family residences, two family residences, multifamily residences.
Residential 50	H50	Residential: 20-50 du/net ac	

Residential 100	H100	Residential: 50-100 du/net ac	Purpose: Multifamily residences.
Residential 150	H150	Residential: 100-150 du/net ac	

Land Use	Code	Permitted Density or FAR	Purpose
<b>COMMERCIAL</b>			
Rural Commercial	CR	Residential: 0-5 du/net ac Non-Residential: Maximum FAR 0.5	Purpose: Limited, low intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional services.
General Commercial	CG	Residential: 20-50 du/net ac** Non-Residential: Maximum FAR 1.0 Mixed Use: 20-50 du/net ac** and FAR 1.0	Purpose: Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses.  **Also applicable to residential developments or the residential component in mixed-use developments on lots with one of the following land use designations: - Altadena Community Plan: Business Park (BP) or General Commercial (GC); - East Los Angeles Community Plan: Community Commercial (CC), Major Commercial (MC), or Commercial Manufacturing (CM); - Rowland Heights Community Plan: Commercial (C); - Walnut Park Neighborhood Plan: General Commercial (GC), Mixed Commercial (MC), or Office Commercial (OC); or - West Athens-Westmont Community Plan: Regional Commercial (C.1), Community Commercial (C.2), Neighborhood Commercial (C.3), Commercial Manufacturing (C.4), or Commercial Recreation (CR).
Major Commercial	CM	Residential: 30-150 du/net ac Non-Residential: Maximum FAR 3.0 Mixed Use: 30-150 du/net ac and FAR 3.0	Purpose: Large and intense commercial uses, such as regional and destination shopping centers, tourist and recreation related commercial services; multifamily residences; and residential and commercial mixed uses.



Land Use	Code	Permitted Density or FAR	Purpose
<b>MIXED USE</b>			
Mixed Use	MU	Residential: 50-150 du/net ac Non-Residential: Maximum FAR 3.0 Mixed Use: 50-150 du/net ac and FAR 3.0	Purpose: Pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences.
Mixed Use – Rural	MU-R	Residential: 0-5 du/net ac Non-Residential: Maximum FAR 0.5 Mixed Use: 0-5 du/net ac and FAR 0.5	Purpose: Limited, low intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional services; residential and commercial mixed uses.

Land Use	Code	Permitted Density or FAR	Purpose
<b>INDUSTRIAL</b>			
Light Industrial	IL	Non-Residential: Maximum FAR 1.0	Purpose: Light industrial uses, including light manufacturing, assembly, warehousing and distribution.
Heavy Industrial	IH	Non-Residential: Maximum FAR 1.0	Purpose: Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
Industrial Office	IO	Non-Residential: Maximum FAR 2.0	Purpose: Employment centers with major office and business uses, such as technology and research centers, corporate headquarters, clean tech, and clean industry hubs.

Land Use	Code	Permitted Density or FAR	Purpose
<b>PUBLIC AND SEMI-PUBLIC</b>			
Public and Semi-Public	P	Residential: Density Varies* Non-Residential: Maximum FAR 3.0	<p>Purpose: Public and semi-public facilities and community-serving uses, including public buildings and campuses, schools, hospitals, cemeteries, and fairgrounds; airports and other major transportation facilities.</p> <p>Other major public facilities, including planned facilities that may be public-serving but may not be publicly accessible, such as landfills, solid and liquid waste disposal sites, multiple use storm water treatment facilities, and major utilities.</p> <p>*In the event that the public or semi-public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted.</p>
<b>NATURAL RESOURCES</b>			
Conservation	OS-C	N/A	Purpose: The preservation of open space areas and scenic resource preservation in perpetuity. Applies to land that is legally dedicated for open space and conservation efforts.
Parks and Recreation	OS-PR	N/A	Purpose: Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
National Forest	OS-NF	N/A	Purpose: Areas within the national forest and managed by the National Forest Service.
Bureau of Land Management	OS-BLM	N/A	Purpose: Areas that are managed by the Federal Bureau of Land Management.
Water	W	N/A	Purpose: Bodies of water, such as lakes, reservoirs, natural waterways, and man-made infrastructure, such as drainage channels, floodways, and spillways. Includes active trail networks within or along drainage channels.
Mineral Resources	MR	N/A	Purpose: Areas appropriate for mineral extraction and processing as well as activities related to the drilling for and production of oil and gas.
Military Land	ML	N/A	Purpose: Military installations and land controlled by U.S. Department of Defense.

Land Use	Code	Permitted Density or FAR	Purpose
<b>OVERLAYS</b>			
Transit Oriented District	TOD	Determined by the station area plan for each TOD	Purpose: Pedestrian-friendly and community-serving uses near transit stops that encourage walking, bicycling, and transit use.
Special Management Areas	SMA	N/A	<p>Purpose: Special Management Areas require additional development regulations due to the presence of natural resources, scenic resources, or identified hazards. Development regulations are necessary to prevent loss of life and property, and to protect the natural environment.</p> <p>Special Management Areas include: Significant Ecological Areas; National Forests; Coastal Zone; Agricultural Resource Areas; Mineral Resource Zones; Scenic Resources; Historic, Cultural and Paleontological Resources; Seismic Hazard Zones; Flood Hazard Zones; Very High Fire Hazard Severity Zones; and Airport Influence Areas.</p>
Specific Plan	SP	N/A	Purpose: Specific plans contain precise guidance for land development, infrastructure, amenities and resource conservation. Specific plans must be consistent with the General Plan. Detailed policy and/or regulatory requirements are contained within each specific plan document.
Employment Protection District	EPD	N/A	Purpose: Economically viable industrial and employment-rich lands with policies to protect these areas from conversion to non-industrial uses.

Program No.	Program Description	General Plan Goals and Policies	Lead and Partner Agencies	Timeframe
LU-1	<p><b>Planning Areas Framework Program</b></p> <p>The General Plan serves as the foundation for all community-based plans, such as area plans, community plans, and coastal land use plans. Area plans focus on land use and other policy issues that are specific to the Planning Area. The Planning Areas Framework Program shall entail the completion of an area plan for each of the 11 Planning Areas.</p> <p>Area plans will be tailored toward the unique geographic, demographic, and social diversity of each Planning Area; however, at a minimum, area plans shall be developed using the following guidelines:</p> <ul style="list-style-type: none"> <li>• Involve major stakeholders, including but not limited to residents, businesses, property owners, County departments, regional agencies, and adjacent cities.</li> <li>• Explore the role of arts and culture, and consider beautification efforts.</li> <li>• Analyze the transportation network, and assess the transportation and community improvement needs. Utilize the street design considerations outlined in the Mobility Element as a tool for street improvements that meet the needs of all potential users, promote active transportation, and address the unique characteristics of the Planning Area.</li> <li>• Review and consider the identified opportunity areas, as applicable.</li> <li>• Develop a land use policy map that considers the local context, existing neighborhood character, and the General Plan Hazard, Environmental and Resource Constraints Map.</li> <li>• Consider the concurrent development of areawide zoning tools.</li> <li>• Update specific plans and zoning ordinances, as needed, to ensure consistency and plan implementation.</li> </ul> <p>At a minimum, each area plan shall consist of the following components: 1) a comprehensive policy document with area-specific elements, as needed, that incorporates community-based plans as chapters; 2) a land use policy map that utilizes the General Plan Land Use Legend; 3) a zoning map that is consistent with the area plan; 4) a capital improvement plan</p>	Land Use Element: Goal LU 2	Lead: DRP Partners: DPW, CEO, DPH, CDC, DPR, Arts Commission, Fire	Years 1-2

	<p>developed in partnership with the Department of Public Works (see Planning Area Capital Improvement Plans Program); and 5) an environmental review document that uses the General Plan Programmatic EIR as a starting point to assess the environmental impacts of the area plan.</p> <p>The creation of new community plans will be reserved for those communities in the unincorporated areas that are identified through the area plan process as having planning needs that go beyond the scope of the area plan. Community plans, as well as coastal land use plans, shall be incorporated as chapters of area plans.</p>			
<p>LU-2</p>	<p><b>Transit Oriented District Program</b></p> <p>Prepare a TOD specific plan, or similar mechanism, for each TOD. The goals of TOD specific plans are to: 1) increase walking, bicycling, and transit ridership and reduce vehicle miles traveled (VMTs); 2) facilitate compact, mixed use development; 3) increase economic activity; 4) facilitate the public investment of infrastructure improvements; and 5) streamline the environmental review process for future infill development projects.</p> <p>The implementation of the TOD Program should, include the following:</p> <ul style="list-style-type: none"> <li>• Preliminary Research and Analysis: The TOD plans will be informed by the completion of preliminary research and analysis that will analyze existing conditions, parking supply and demand, and infrastructure supply and demand.</li> <li>• Stakeholder Outreach: In addition to the background research and analyses, the TOD plan will be informed by a comprehensive stakeholder outreach strategy. This strategy should consider input from residents and County staff and set priorities for transportation, housing, open space, and public safety. The TOD plan should also consider the local context and existing neighborhood character.</li> <li>• Informed by the preliminary research and stakeholder outreach, the TOD plan should, at a minimum, include the following:</li> <li>• General Plan Land Use Policy Map: Land uses within TODs should support active transportation, discourage automobile use, strategically focus compact development, and encourage a mix of housing types and commercial uses.</li> <li>• TOD plan, which will include: <ol style="list-style-type: none"> <li>1. Zoning Amendments: Prepare a zoning consistency analysis and consider both map and text amendments to ensure consistency with the land use policy map.</li> </ol> </li> </ul>	<p>Land Use Element: Goals LU 4, LU 5; Policies 1.11, 1.12, 1.13, 1.14, 1.15.</p> <p>Mobility Element: Goal M 5</p> <p>Public Services and Facilities Element: Policy 1.5</p> <p>Economic Development Element: Policies: 2.5, 2.7, 3.1, 4.4</p>	<p>Lead: DRP</p> <p>Partners: DPW, Metro, Arts Commission, CDC</p>	<p>Years 1-2</p>

# Chapter 17: Goals and Policies Summary

## Land Use Element Goals and Policies

<b>Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.</b>	
<b>Topic</b>	<b>Policy</b>
General Plan Amendments	Policy LU 1.1: Support comprehensive updates to the General Plan, area plans, community plans, coastal land use plans and specific plans.
	Policy LU 1.2: Discourage project-specific amendments to the text of the General Plan, including but not limited to the Guiding Principles, Goals, and Policies.
	Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles.
	Policy LU 1.4: In the review of a project-specific amendment(s) to the General Plan, ensure that the project-specific amendment(s): <ul style="list-style-type: none"> <li>• Is consistent with the goals and policies of the General Plan;</li> <li>• Shall benefit the public interest and is necessary to realize an unmet local or regional need.</li> </ul>
	Policy LU 1.5: In the review of a project-specific amendment(s) to convert OS-C designated lands to other land use designations, ensure that the project-specific amendment(s) does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.
	Policy LU 1.6: In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s): <ul style="list-style-type: none"> <li>• Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;</li> <li>• Will not negatively impact the productivity of neighboring industrial activities;</li> <li>• Is necessary to promote the economic value and the long-term viability of the site; and</li> <li>• Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.</li> </ul>
	Policy LU 1.7: In the review of a project-specific amendment(s) to convert lands within the ARAs, ensure that the project-specific amendment(s): <ul style="list-style-type: none"> <li>• Is located on a parcel that adjoins another parcel with a comparable use, at a comparable scale and intensity; and</li> <li>• Will not negatively impact the productivity of neighboring agricultural activities.</li> </ul>
	Policy LU 1.8: Limit the amendment of each mandatory element of the General Plan to four times per calendar year, unless otherwise specified in Section 65358 of the California Government Code.

	<p>Policy LU 1.9: Allow adjustments to the General Plan Land Use Policy Map to follow an adjusted Highway Plan alignment without a General Plan amendment, when the following findings can be met:</p> <ul style="list-style-type: none"> <li>• The adjustment is necessitated by an adjusted Highway Plan alignment that was approved by the Los Angeles County Interdepartmental Engineering Committee (IEC) in a duly noticed public meeting;</li> <li>• The adjustment maintains the basic relationship between land use types; and</li> <li>• The adjustment is consistent with the General Plan.</li> </ul>
	<p>Policy LU 1.10: Prohibit plan amendments that increase density of residential land uses within mapped fire and flood hazard areas unless generally surrounded by existing built development and the County determines the adjoining major highways and street networks can accommodate evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County.</p>
Specific Plans	<p>Policy LU 1.11: Require the intensity, density, and uses allowed in a new specific plan to be determined using the General Plan, including the Land Use Policy Map and Land Use Legend.</p>
	<p>Policy LU 1.12: Require a General Plan amendment for any deviation from the intensities, densities, and uses allowed by the General Plan (to apply the appropriate designation from the General Plan Land Use Legend), unless allowances for flexibility are specified in the specific plan.</p>
	<p>Policy LU 1.13: Require development regulations and zoning for new specific plans to be consistent with their corresponding General Plan land use designation.</p>
	<p>Policy LU 1.14: Allow specific plans to include implementation procedures for flexibility, such as development phasing, and redistribution of intensities and uses, as appropriate.</p>
	<p>Policy LU 1.15: Require a specific plan amendment for any deviation from the procedures and policies established by a specific plan.</p>
	<p>Policy LU 1.16: For existing specific plans, which are depicted with an "SP" land use designation, the General Plan Land Use Policy Map shall be amended as part of a comprehensive area planning effort, to identify existing specific plans using the Specific Plan Overlay.</p>
<p><b>Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.</b></p>	
<b>Topic</b>	<b>Policy</b>
Regional and Community-Based Planning Initiatives	<p>Policy LU 2.1: Ensure that all community-based plans are consistent with the General Plan.</p>
	<p>Policy LU 2.2: Ensure broad outreach, public participation, and opportunities for community input in community-based planning efforts.</p>
	<p>Policy LU 2.3: Consult with and ensure that applicable County departments, adjacent cities and other stakeholders are involved in community-based planning efforts.</p>
	<p>Policy LU 2.4: Coordinate with other local jurisdictions to develop compatible land uses.</p>



	Policy LU 2.5: Support and actively participate in inter-jurisdictional and regional planning efforts to help inform community-based planning efforts.
	Policy LU 2.6: Consider the role of arts and culture in community-based planning efforts to celebrate and enhance community character.
	Policy LU 2.7: Set priorities for Planning Area-specific issues, including transportation, housing, open space, and public safety as part of community-based planning efforts.
	Policy LU 2.8: Coordinate with the Los Angeles County Department of Public Works and other infrastructure providers to analyze and assess infrastructure improvements that are necessary for plan implementation.
	Policy LU 2.9: Utilize the General Plan Land Use Legend and the Hazard, Environmental and Resource Constraints Model to inform the development of land use policy maps.
	Policy LU 2.10: Ensure consistency between land use policy and zoning by undergoing a comprehensive zoning consistency analysis that includes zoning map changes and Zoning Code amendments, as needed.
	Policy LU 2.11: Update community-based plans on a regular basis.
	Policy LU 2.12: Community-based plans and existing specific plans shall be updated, as needed, to reflect the General Plan Land Use Legend as part of a comprehensive area planning effort. An exception to this is for coastal land use plans, which are subject to the California Coastal Act and to review by the California Coastal Commission.
<b>Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.</b>	
<b>Topic</b>	<b>Policy</b>
Growth Management	Policy LU 3.1: Encourage the protection and conservation of areas with natural resources, and SEAs.
	Policy LU 3.2: Discourage development in areas with high environmental resources and/or severe safety hazards.
	Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned, such as state and/or federal highways.
<b>Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.</b>	
<b>Topic</b>	<b>Policy</b>
Infill Development	Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
	Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
	Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.

	Policy LU 4.4: Encourage mixed use development along major commercial corridors in urban and suburban areas.
<b>Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.</b>	
<b>Topic</b>	<b>Policy</b>
Community-Serving Uses	Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
	Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
	Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce VMTs.
	Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.
	Policy LU 5.5: Ensure that all households have access to a sufficient supply of quality early care and education and supervised school-age enrichment options for children from birth to age 13.
	Policy LU 5.6: Reduce regulatory and other barriers to early care and education facilities.
	Policy LU 5.7: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community.
	Policy LU 5.8: Encourage farmers markets, community gardens, and proximity to other local food sources that provide access to healthful and nutritious foods.
Employment Generating Uses	Policy LU 5.9: Preserve key industrially designated land for intensive, employment-based uses.
	Policy LU 5.10: Encourage employment opportunities and housing to be developed in proximity to one another.
<b>Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.</b>	
<b>Topic</b>	<b>Policy</b>
Rural Character	Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.
	Policy LU 6.2: Encourage land uses and developments that are compatible with the natural environment and landscape.
	Policy LU 6.3: Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.
<b>Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.</b>	

Topic	Policy
Land Use Compatibility	Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.
	Policy LU 7.2: Protect industrial parks and districts from incompatible uses.
	Policy LU 7.3: Protect public and semi-public facilities, including but not limited to major landfills, natural gas storage facilities, and solid waste disposal sites from incompatible uses.
	Policy LU 7.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur.
	Policy LU 7.5: Ensure land use compatibility in areas adjacent to mineral resources where mineral extraction and production, as well as activities related to the drilling for and production of oil and gas, may occur.
	Policy LU 7.6: Ensure that proposed land uses located within Airport Influence Areas are compatible with airport operations through compliance with airport land use compatibility plans.
	Policy LU 7.7: Review all proposed projects located within Airport Influence Areas for consistency with policies of the applicable airport land use compatibility plan.
<b>Goal LU 8: Land uses that are compatible with military operations and military readiness, and enhance safety for military personnel and persons on the ground.</b>	
Topic	Policy
Military Compatible Uses	Policy LU 8.1: Facilitate the early exchange of project-related information that is pertinent to military operations with the military for proposed actions within MOAs, HRAIZs, and within 1,000 ft. of a military installation.
	<p>Policy LU 8.2: Evaluate the potential impact of new structures within MOAs and HRAIZs to ensure the safety of the residents on the ground and continued viability of military operations. In the review of development within MOAs and HRAIZs, consider the following:</p> <ul style="list-style-type: none"> <li>• Uses that produce electromagnetic and frequency spectrum interference, which could impact military operations;</li> <li>• Uses that release into the air any substance such as steam, dust and smoke, which impair pilot visibility;</li> <li>• Uses that produce light emissions, glare or distracting lights, which could interfere with pilot vision or be mistaken for airfield lighting; and</li> <li>• Uses that physically obstruct any portion of the MOA and/or HRAIZ due to relative height above ground level.</li> </ul>
<b>Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.</b>	
Topic	Policy
	Policy LU 9.1: Promote community health for all neighborhoods.

Community Wellness	Policy LU 9.2: Encourage patterns of development that promote physical activity.
	Policy LU 9.3: Encourage patterns of development that increase convenient, safe access to healthy foods, especially fresh produce, in all neighborhoods.
<b>Goal LU 10: Well-designed and healthy places that support a diversity of built environments.</b>	
<b>Topic</b>	<b>Policy</b>
Community Design	Policy LU 10.1: Encourage community outreach and stakeholder agency input early and often in the design of projects.
	Policy LU 10.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.
	Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.
	Policy LU 10.4: Promote environmentally-sensitive and sustainable design.
	Policy LU 10.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.
	Policy LU 10.6: Encourage pedestrian activity through the following: <ul style="list-style-type: none"> <li>• Designing the main entrance of buildings to front the street;</li> <li>• Incorporating landscaping features;</li> <li>• Limiting masonry walls and parking lots along commercial corridors and other public spaces;</li> <li>• Incorporating street furniture, signage, and public events and activities; and</li> <li>• Using wayfinding strategies to highlight community points of interest.</li> </ul>
	Policy LU 10.7: Promote public spaces, such as plazas that enhance the pedestrian environment, and, where appropriate, continuity along commercial corridors with active transportation activities.
	Policy LU 10.8: Promote public art and cultural amenities that support community values and enhance community context.
	Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.
	Policy LU 10.10: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.
	Policy LU 10.11: Facilitate the use of streets as public space for activities that promote civic engagement, such as farmers markets, parades, etc.

	Policy LU 10.12: Discourage gated entry subdivisions ("gated communities") to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.
	Policy LU 10.13: Discourage flag lot subdivisions unless designed to be compatible with the existing neighborhood character.
<b>Goal LU 11: Development that utilize sustainable design techniques.</b>	
<b>Topic</b>	<b>Policy</b>
Energy Efficient Development	Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.
	Policy LU 11.2: Support the design of developments that provide substantial tree canopy cover, and utilize light-colored paving materials and energy-efficient roofing materials to reduce the urban heat island effect.
	Policy LU 11.3: Encourage development to optimize the solar orientation of buildings to maximize passive and active solar design techniques.
Sustainable Subdivisions	Policy LU 11.4: Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration; preventing habitat fragmentation; promoting stormwater retention; promoting the localized production of energy; promoting water conservation and reuse; maximizing interconnectivity; and utilizing public transit.
	Policy LU 11.5: Prohibit the use of private yards as required open space within subdivisions, unless such area includes active recreation or outdoor activity areas dedicated for common and/or public use.
	Policy LU 11.6: Ensure that subdivisions in VHFHSZs site open space to minimize fire risks, as feasible.
	Policy LU 11.7: Encourage the use of design techniques to conserve natural resource areas.
	Policy LU 11.8: Encourage sustainable subdivisions that meet green neighborhood standards, such as Leadership in Energy and Environmental Design–Neighborhood Development (LEED-ND).

## Mobility Element Goals and Policies

<b>Goal M 1: Street designs that incorporate the needs of all users.</b>	
<b>Topic</b>	<b>Policy</b>
Complete Streets	Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, transportation corridors/networks whenever appropriate and feasible.
	Policy M 1.2: Ensure that streets are safe for sensitive users, such as seniors and children.
	Policy M 1.3: Utilize industry standard rating systems to assess sustainability and effectiveness of street systems for all users.
<b>Goal M 2: Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use.</b>	
<b>Topic</b>	<b>Policy</b>
Active Transportation Design	Policy M 2.1: Provide transportation corridors/networks that accommodate pedestrians, equestrians and bicyclists, and reduce motor vehicle accidents through a context-sensitive process that addresses the unique characteristics of urban, suburban, and rural communities whenever appropriate and feasible.
	<p>Policy M 2.2: Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following street designs, whenever appropriate and feasible:</p> <ul style="list-style-type: none"> <li>• Lane width reductions to 10 or 11 feet in low speed environments with a low volume of heavy vehicles.</li> <li>• Wider lanes may still be required for lanes adjacent to the curb, and where buses and trucks are expected.</li> <li>• Low-speed designs.</li> <li>• Access management practices developed through a community-driven process.</li> <li>• Back in angle parking at locations that have available roadway width and bike lanes, where appropriate.</li> </ul>

Policy M 2.3: Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following intersection designs, whenever appropriate and feasible:

- Right angle intersections that reduce intersection skew.
- Smaller corner radii to reduce crossing distances and slow turning vehicles.
- Traffic calming measures, such as bulb-outs, sharrows, medians, roundabouts, and narrowing or reducing the number of lanes (road diets) on streets.
- Crossings at all legs of an intersection.
- Shorter crossing distances for pedestrians.
- Right-turn channelization islands. Sharper angles of slip lanes may also be utilized.
- Signal progression at speeds that support the target speed of the corridor.
- Pedestrian push buttons when pedestrian signals are not automatically recalled.
- Walk interval on recall for short crossings.
- Left-turn phasing.
- Prohibit right turn on red.
- Signs to remind drivers to yield to pedestrians.

Policy M 2.4: Ensure a comfortable walking environment for pedestrians by implementing the following, whenever appropriate and feasible:

- Designs that limit dead-end streets and dead-end sidewalks.
- Adequate lighting on pedestrian paths, particularly around building entrances and exits, and transit stops.
- Designs for curb ramps, which are pedestrian friendly and compliant with the American Disability Act (ADA).
- Perpendicular curb ramps at locations where it is feasible.
- Pedestrian walking speed based on the latest standard for signal timing. Slower speeds should be used when appropriate (i.e., near senior housing, rehabilitation centers, etc.)
- Approved devices to extend the pedestrian clearance times at signalized intersections.
- Accessible Pedestrian Signals (APS) at signalized intersections.
- Pedestrian crossings at signalized intersections without double or triple left or right turn lanes.
- Pedestrian signal heads, countdown pedestrian heads, pedestrian phasing and leading pedestrian intervals at signalized intersections.
- Exclusive pedestrian phases (pedestrian scrambles) where turning volume conflicts with very high pedestrian volumes.
- Advance stop lines at signalized intersections.
- Pedestrian Hybrid Beacons.
- Medians or crossing islands to divide long crossings.
- High visibility crosswalks.
- Pedestrian signage.
- Advanced yield lines for uncontrolled crosswalks.
- Rectangular Rapid Flashing Beacon or other similar approved technology at locations of high pedestrian traffic.
- Safe and convenient crossing locations at transit stations and transit stops located at safe intersections.



	<p>Policy M 2.5: Ensure a comfortable bicycling environment by implementing the following, whenever appropriate and feasible:</p> <ul style="list-style-type: none"> <li>• Bicycle signal heads at intersections.</li> <li>• Bicycle signal detection at all signalized intersections.</li> <li>• Wayfinding signage.</li> <li>• Road diet techniques, such as lane narrowing, lane removal, and parking removal/restriction.</li> <li>• Appropriate lighting on all bikeways, including those in rural areas.</li> <li>• Designs, or other similar features, such as: shoulder bikeways, cycle tracks, contra flow bike lanes, shared use paths, buffered bike lanes, raised bike lanes, and bicycle boulevards.</li> </ul> <p>Policy M 2.6: Encourage the implementation of future designs concepts that promote active transportation, whenever available and feasible.</p> <p>Policy M 2.7: Require sidewalks, trails and bikeways to accommodate the existing and projected volume of pedestrian, equestrian and bicycle activity, considering both the paved width and the unobstructed width available for walking.</p> <p>Policy M 2.8: Connect trails and pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations.</p> <p>Policy M 2.9: Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.</p> <p>Policy M 2.10: Encourage the provision of amenities, such as benches, shelters, secure bicycle storage, and street furniture, and comfortable, safe waiting areas near transit stops.</p> <p>Policy M 2.11: In urban and suburban areas, promote the continuity of streets and sidewalks through design features, such as limiting mid-block curb cuts, encouraging access through side streets or alleys, and promoting shorter block lengths.</p>
<b>Goal M 3: Streets that incorporate innovative designs.</b>	
<b>Topic</b>	<b>Policy</b>
Innovative Street Design	Policy M 3.1: Facilitate safe roadway designs that protect users, preserve state and federal funding, and provide reasonable protection from liability.
	Policy M 3.2: Consider innovative designs when part of an accepted standard, or when properly vetted through an appropriate engineering/design review, in compliance with all state and federal laws.

	<p>Policy M 3.3: Complete the following studies prior to the implementation of innovative design concepts:</p> <ul style="list-style-type: none"> <li>• An analysis of the current and future context of the community and neighborhood in which they are proposed;</li> <li>• A balanced assessment of the needs of all users and travel modes (i.e., pedestrian, bicycle, transit, vehicular, and equestrian, where appropriate);</li> <li>• A technical assessment of the operational and safety characteristics for each mode; and</li> <li>• A consistency check with transportation network plans, including the Highway Plan, Bicycle Master Plan, and Community Pedestrian Plans.</li> </ul> <p>Policy M 3.4: Support legislation that minimizes or eliminates liability associated with the implementation of innovative street designs that accommodate all users.</p>
<p><b>Goal M 4: An efficient multimodal transportation system that serves the needs of all residents.</b></p>	
<p><b>Topic</b></p>	<p><b>Policy</b></p>
<p>Transit Efficiency, Multimodal Transportation</p>	<p>Policy M 4.1: Expand transportation options that reduce automobile dependence.</p>
	<p>Policy M 4.2: Expand shuttle services to connect major transit centers to community points of interest.</p>
	<p>Policy M 4.3: Maintain transit services within the unincorporated areas that are affordable, timely, cost-effective, and responsive to growth patterns and community input.</p>
	<p>Policy M 4.4: Ensure expanded mobility and increase transit access for underserved transit users, such as seniors, students, low income households, and persons with disabilities.</p>
	<p>Policy M 4.5: Encourage continuous, direct routes through a connected system of streets, with small blocks and minimal dead ends (cul-de-sacs), as feasible.</p>
	<p>Policy M 4.6: Support alternatives to LOS standards that account for a multimodal transportation system.</p>
	<p>Policy M 4.7: Maintain a minimum LOS D, where feasible; however, allow LOS below D on a case by case basis in order to further other General Plan goals and policies, such as those related to environmental protection, infill development, and active transportation.</p>
	<p>Policy M 4.8: Provide and maintain appropriate signage for streets, roads and transit.</p>
	<p>Policy M 4.9: Ensure the participation of all potentially affected communities in the transportation planning and decision-making process.</p>
	<p>Policy M 4.10: Support the linkage of regional and community-level transportation systems, including multimodal networks.</p>
	<p>Policy M 4.11: Improve the efficiency of the public transportation system with bus lanes, signal prioritization, and connections to the larger regional transportation network.</p>
	<p>Policy M 4.12: Work with adjacent jurisdictions to ensure connectivity and the creation of an integrated regional network.</p>

	Policy M 4.13: Coordinate with adjacent jurisdictions in the review of land development projects near jurisdictional borders to ensure appropriate roadway transitions and multimodal connectivity.
	Policy M 4.14: Coordinate with Caltrans on mobility and land use decisions that may affect state transportation facilities.
Travel Demand Management	Policy M 4.15: Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution based transit passes, regional carpooling programs, and telecommuting.
	Policy M 4.16: Promote mobility management practices, including incentives to change transit behavior and using technologies, to reduce VMTs.
<b>Goal M 5: Land use planning and transportation management that facilitates the use of transit.</b>	
<b>Topic</b>	<b>Policy</b>
Land Use and Transportation	Policy M 5.1: Facilitate transit-oriented land uses and pedestrian-oriented design, particularly in the first-last mile connections to transit, to encourage transit ridership.
	Policy M 5.2: Implement parking strategies that facilitate transit use and reduce automobile dependence.
	Policy M 5.3: Maintain transportation right-of-way corridors for future transportation uses, including bikeways, or new passenger rail or bus services.
Transportation Funding	Policy M 5.4: Support and pursue funding for the construction, maintenance and improvement of roadway, public transit, and equestrian, pedestrian and bicycle transportation systems.
	Policy M 5.5: Encourage financing programs, such as congestion pricing, bonding, increasing parking costs, fair share programs for each community, to implement local and state transportation systems and facilities.
<b>Goal M 6: The safe and efficient movement of goods.</b>	
<b>Topic</b>	<b>Policy</b>
Goods Movement	Policy M 6.1: Maximize aviation and port system efficiencies for the movement of people, goods and services.
	Policy M 6.2: Support the modernization of aviation systems, including LAX.
	Policy M 6.3: Designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.
	Policy M 6.4: Minimize noise and other impacts of goods movement, truck traffic, deliveries, and staging in residential and mixed-use neighborhoods.
	Policy M 6.5: Support infrastructure improvements and the use of emerging technologies that facilitate the clearance, timely movement, and security of trade.
	Policy M 6.6: Preserve property for planned roadway and railroad rights-of-way, marine and air terminals, and other needed transportation facilities.

**Goal M 7: Transportation networks that minimizes negative impacts to the environment and communities.**

Topic	Policy
Environmentally Sensitive Transportation Design	Policy M 7.1: Minimize roadway runoff through the use of permeable surface materials, and other low impact designs, wherever feasible.
	Policy M 7.2: Encourage the creation of wildlife underpasses and overpasses, fencing, signage, and other measures to minimize impacts to wildlife at junctures where transit infrastructure passes through or across sensitive habitats.
	Policy M 7.3: Encourage the use of sustainable transportation facilities and infrastructure technologies, such as liquid and compressed natural gas, and hydrogen gas stations, ITS, and electric car plug-in ports.
	Policy M 7.4: Where the creation of new or the retrofit of roadways or other transportation systems is necessary in areas with sensitive habitats, particularly SEAs, use best practice design to encourage species passage and minimize genetic diversity losses.
Rural Streets	Policy M 7.5: In rural areas, require rural highway and street standards that minimize the width of paving and the placement of curbs, gutters, sidewalks, street lighting, and traffic signals, except where necessary for public safety.

## Air Quality Element Goals and Policies

<b>Goal AQ 1: Protection from exposure to harmful air pollutants.</b>	
<b>Topic</b>	<b>Policy</b>
Air Pollutants	Policy AQ 1.1: Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors.
	Policy AQ 1.2: Encourage the use of low or no volatile organic compound (VOC) emitting materials.
	Policy AQ 1.3: Reduce particulate inorganic and biological emissions from construction, grading, excavation, and demolition to the maximum extent feasible.
	Policy AQ 1.4: Work with local air quality management districts to publicize air quality warnings, and to track potential sources of airborne toxics from identified mobile and stationary sources.
<b>Goal AQ 2: The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.</b>	
<b>Topics</b>	<b>Policy</b>
Air Quality, Land Use, and Transportation	Policy AQ 2.1: Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.
	Policy AQ 2.2: Participate in, and effectively coordinate the development and implementation of community and regional air quality programs.
	Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.
	Policy AQ 2.4: Coordinate with different agencies to minimize fugitive dust from different sources, activities, and uses.
<b>Goal AQ 3: Implementation of plans and programs to address the impacts of climate change.</b>	
<b>Topic</b>	<b>Policy</b>
Climate Change	Policy AQ 3.1: Facilitate the implementation and maintenance of the Community Climate Action Plan to ensure that the County reaches its climate change and greenhouse gas emission reduction goals.
	Policy AQ 3.2: Reduce energy consumption in County operations by 20 percent by 2015.
	Policy AQ 3.3: Reduce water consumption in County operations.
	Policy AQ 3.4: Participate in local, regional and state programs to reduce greenhouse gas emissions.

	Policy AQ 3.5: Encourage energy conservation in new development and municipal operations.
	Policy AQ 3.6: Support rooftop solar facilities on new and existing buildings.
	Policy AQ 3.7: Support and expand urban forest programs within the unincorporated areas.
	Policy AQ 3.8: Develop, implement, and maintain countywide climate change adaptation strategies to ensure that the community and public services are resilient to climate change impacts.

## Conservation and Natural Resources Element Goals and Policies

<b>Goal C/NR 1: Open space areas that meet the diverse needs of Los Angeles County.</b>	
<b>Topic</b>	<b>Policy</b>
Open Space Preservation and Conservation of Natural Areas	Policy C/NR 1.1: Implement programs and policies that enforce the responsible stewardship and preservation of dedicated open space areas.
	Policy C/NR 1.2: Protect and conserve natural resources, natural areas, and available open spaces.
Open Space Acquisition	Policy C/NR 1.3: Support the acquisition of new available open space areas. Augment this strategy by leveraging County resources in concert with the compatible open space stewardship actions of other agencies, as feasible and appropriate.
	Policy C/NR 1.4: Create, support and protect an established network of dedicated open space areas that provide regional connectivity, between the southwestern extent of the Tehachapi Mountains to the Santa Monica Mountains, and from the southwestern extent of the Mojave Desert to Puente Hills and Chino Hills.
	Policy C/NR 1.5: Provide and improve access to dedicated open space and natural areas for all users that considers sensitive biological resources.
	Policy C/NR 1.6: Prioritize open space acquisitions for available lands that contain unique ecological features, streams, watersheds, habitat types and/or offer linkages that enhance wildlife movements and genetic diversity.
<b>Goal C/NR 2: Effective collaboration in open space resource preservation.</b>	
<b>Topic</b>	<b>Policy</b>
Open Space Collaboration and Financing	Policy C/NR 2.1: Establish new revenue generating mechanisms to leverage County resources to enhance and acquire available open space and natural areas.
	Policy C/NR 2.2: Encourage the development of multi-benefit dedicated open spaces.
	Policy C/NR 2.3: Improve understanding and appreciation for natural areas through preservation programs, stewardship, and educational facilities.
	Policy C/NR 2.4: Collaborate with public, non-profit, and private organizations to acquire and preserve available land for open space.
<b>Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.</b>	
<b>Topic</b>	<b>Policy</b>
	Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.

Protection of Biological Resources	Policy C/NR 3.2: Create and administer innovative County programs incentivizing the permanent dedication of SEAs and other important biological resources as open space areas.
	Policy C/NR 3.3: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function—acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.
	Policy C/NR 3.4: Conserve and sustainably manage forests and woodlands.
	Policy C/NR 3.5: Ensure compatibility of development in the National Forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.
	Policy C/NR 3.6: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.
	Policy C/NR 3.7: Participate in inter-jurisdictional collaborative strategies that protect biological resources.
Site Sensitive Design	Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs.
	Policy C/NR 3.9: Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible: <ul style="list-style-type: none"> <li>• Preservation of biologically valuable habitats, species, wildlife corridors and linkages;</li> <li>• Protection of sensitive resources on the site within open space;</li> <li>• Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats;</li> <li>• Placement of the development in the least biologically sensitive areas on the site (prioritize the preservation or avoidance of the most sensitive biological resources onsite);</li> <li>• Design required open spaces to retain contiguous undisturbed open space that preserves the most sensitive biological resources onsite and/or serves to maintain regional connectivity;</li> <li>• Maintenance of watershed connectivity by capturing, treating, retaining, and/or infiltrating storm water flows on site; and</li> <li>• Consideration of the continuity of onsite open space with adjacent open space in project design.</li> </ul>
	Policy C/NR 3.10: Require environmentally superior mitigation for unavoidable impacts on biologically sensitive areas, and permanently preserve mitigation sites.
	Policy C/NR 3.11: Discourage development in riparian habitats, streambeds, wetlands, and other native woodlands in order to maintain and support their preservation in a natural state, unaltered by grading, fill, or diversion activities.
<b>Goal C/NR 4: Conserved and sustainably managed woodlands.</b>	



<b>Topic</b>	<b>Policy</b>
Woodland Preservation	Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.
<b>Goal C/NR5: Protected and useable local surface water resources.</b>	
<b>Topic</b>	<b>Policy</b>
Surface Water Protection	Policy C/NR 5.1: Support the LID philosophy, which seeks to plan and design public and private development with hydrologic sensitivity, including limits to straightening and channelizing natural flow paths, removal of vegetative cover, compaction of soils, and distribution of naturalistic BMPs at regional, neighborhood, and parcel-level scales.
	Policy C/NR 5.2: Require compliance by all County departments with adopted Municipal Separate Storm Sewer System (MS4), General Construction, and point source NPDES permits.
	Policy C/NR 5.3: Actively engage with stakeholders in the formulation and implementation of surface water preservation and restoration plans, including plans to improve impaired surface water bodies by retrofitting tributary watersheds with LID types of BMPs.
	Policy C/NR 5.4: Actively engage in implementing all approved Enhanced Watershed Management Programs/Watershed Management Programs and Coordinated Integrated Monitoring Programs/Integrated Monitoring Programs or other County-involved TMDL implementation and monitoring plans.
	Policy C/NR 5.5: Manage the placement and use of septic systems in order to protect nearby surface water bodies.
	Policy C/NR 5.6: Minimize point and non-point source water pollution.
	Policy C/NR 5.7: Actively support the design of new and retrofit of existing infrastructure to accommodate watershed protection goals, such as roadway, railway, bridge, and other—particularly—tributary street and greenway interface points with channelized waterways.
<b>Goal C/NR 6: Protected and usable local groundwater resources.</b>	
<b>Topic</b>	<b>Policy</b>
Groundwater Protection	Policy C/NR 6.1: Support the LID philosophy, which incorporates distributed, post-construction parcel-level stormwater infiltration as part of new development.
	Policy C/NR 6.2: Protect natural groundwater recharge areas and regional spreading grounds.
	Policy C/NR 6.3: Actively engage in stakeholder efforts to disperse rainwater and stormwater infiltration BMPs at regional, neighborhood, infrastructure, and parcel-level scales.
	Policy C/NR 6.4: Manage the placement and use of septic systems in order to protect high groundwater.

	Policy C/NR 6.5: Prevent stormwater infiltration where inappropriate and unsafe, such as in areas with high seasonal groundwater, on hazardous slopes, within 100 feet of drinking water wells, and in contaminated soils.
<b>Goal C/NR 7: Protected and healthy watersheds.</b>	
<b>Topic</b>	<b>Policy</b>
Watershed Protection	Policy C/NR 7.1: Support the LID philosophy, which mimics the natural hydrologic cycle using undeveloped conditions as a base, in public and private land use planning and development design.
	Policy C/NR 7.2: Support the preservation, restoration and strategic acquisition of available land for open space to preserve watershed uplands, natural streams, drainage paths, wetlands, and rivers, which are necessary for the healthy function of watersheds.
	Policy C/NR 7.3: Actively engage with stakeholders to incorporate the LID philosophy in the preparation and implementation of watershed and river master plans, ecosystem restoration projects, and other related natural resource conservation aims, and support the implementation of existing efforts, including Watershed Management Programs and Enhanced Watershed Management Programs.
	Policy C/NR 7.4: Promote the development of multi-use regional facilities for stormwater quality improvement, groundwater recharge, detention/attenuation, flood management, retaining non-stormwater runoff, and other compatible uses.
<b>Goal C/NR 8: Productive farmland that is protected for local food production, open space, public health, and the local economy.</b>	
<b>Topic</b>	<b>Policy</b>
Agricultural Resources	Policy C/NR 8.1: Protect ARAs, and other land identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance by the California Department of Conservation, from encroaching development and discourage incompatible adjacent land uses.
	Policy C/NR 8.2: Discourage land uses in ARAs, and other land identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance by the California Department of Conservation, that are incompatible with agricultural activities.
	Policy C/NR 8.3: Encourage agricultural activities within ARAs.
<b>Goal C/NR 9: Sustainable agricultural practices.</b>	
<b>Topic</b>	<b>Policy</b>
Sustainable Agricultural Practices	Policy C/NR 9.1: Support agricultural practices that minimize and reduce soil loss, minimize pesticide use, and prevent water runoff from leaching pesticide and fertilizer into groundwater and affecting water, soil, and air quality.
	Policy C/NR 9.2: Support innovative agricultural practices that conserve resources and promote sustainability, such as drip irrigation, hydroponics, organic farming, and the use of compost.

	Policy C/NR 9.3: Support farmers markets, farm stands, and community-supported agriculture.
	Policy C/NR 9.4: Support countywide community garden and urban farming programs.
	Policy C/NR 9.5: Discourage the conversion of native vegetation to agricultural uses.
<b>Goal C/NR 10: Locally available mineral resources to meet the needs of construction, transportation, and industry.</b>	
<b>Topic</b>	<b>Policy</b>
Mineral Resource Zone Protection	Policy C/NR 10.1: Protect MRZ-2s and access to MRZ-2s from development and discourage incompatible adjacent land uses.
	Policy C/NR 10.2: Prior to permitting a use that threatens the potential to extract minerals in an identified Mineral Resource Zone, the County shall prepare a statement specifying its reasons for permitting the proposed use, and shall forward a copy to the State Geologist and the State Mining and Geology Board for review, in accordance with the Public Resources Code, as applicable.
	Policy C/NR 10.3: Recognize newly identified MRZ-2s within 12 months of transmittal of information by the State Mining and Geology Board.
	Policy C/NR 10.4: Work collaboratively with agencies to identify Mineral Resource Zones and to prioritize mineral land use classifications in regional efforts.
	Policy C/NR 10.5: Manage mineral resources in a manner that effectively plans for access to, development and conservation of, mineral resources for existing and future generations.  Policy C/NR 10.6: Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.
<b>Goal C/NR 11: Mineral extraction and production activities that are conducted in a manner that minimizes impacts to the environment.</b>	
<b>Topic</b>	<b>Policy</b>
Mineral Extraction	Policy C/NR 11.1: Require mineral resource extraction and production activities and drilling for and production of oil and natural gas to comply with County regulations and state requirements, such as SMARA, and DOGGR regulations.
	Policy C/NR 11.2: Require the reclamation of abandoned surface mines to productive second uses.
	Policy C/NR 11.3: Require appropriate levels of remediation for all publicly-owned oil and natural gas production sites based on possible future uses.
	Policy C/NR 11.4: Require that mineral resource extraction and production operations, as well as activities related to the drilling for and production of oil and natural gas, be conducted to protect other natural resources and prevent excessive grading in hillside areas.

	Policy C/NR 11.5: Encourage and support efforts to increase the safety of oil and gas production and processing activities, including state regulations related to well stimulation techniques such as hydraulic fracturing or "fracking."
<b>Goal C/NR 12: Sustainable management of renewable and non-renewable energy resources.</b>	
<b>Topic</b>	<b>Policy</b>
Energy Resources	Policy C/NR 12.1: Encourage the production and use of renewable energy resources.
	Policy C/NR 12.2: Encourage the effective management of energy resources, such as ensuring adequate reserves to meet peak demands.
	Policy C/NR12.3: Encourage distributed systems that use existing infrastructure and reduce environmental impacts.
<b>Goal C/NR 13: Protected visual and scenic resources.</b>	
<b>Topic</b>	<b>Policy</b>
Scenic Resource Protection	Policy C/NR 13.1: Protect scenic resources through land use regulations that mitigate development impacts.
	Policy C/NR 13.2: Protect ridgelines from incompatible development that diminishes their scenic value.
	Policy C/NR 13.3: Reduce light trespass, light pollution and other threats to scenic resources.
	Policy C/NR 13.4: Encourage developments to be designed to create a consistent visual relationship with the natural terrain and vegetation.
	Policy C/NR 13.5: Encourage required grading to be compatible with the existing terrain.
	Policy C/NR 13.6: Prohibit outdoor advertising and billboards along scenic routes, corridors, waterways, and other scenic areas.
	Policy C/NR 13.7: Encourage the incorporation of roadside rest stops, vista points, and interpretive displays into projects in scenic areas.
Hillside Management	Policy C/NR 13.8: Manage development in HMAs to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.
	<p>Policy C/NR 13.9: Consider the following in the design of a project that is located within an HMA, to the greatest extent feasible:</p> <ul style="list-style-type: none"> <li>• Public safety and the protection of hillside resources through the application of safety and conservation design standards;</li> <li>• Maintenance of large contiguous open areas that limit exposure to landslide, liquefaction and fire hazards and protect natural features, such as significant ridgelines, watercourses and SEAs.</li> </ul>

	<p>Policy C/NR 13.10: To identify significant ridgelines, the following criteria must be considered:</p> <ul style="list-style-type: none"> <li>• Topographic complexity;</li> <li>• Uniqueness of character and location;</li> <li>• Presence of cultural or historical landmarks;</li> <li>• Visual dominance on the skyline or viewshed, such as the height and elevation of a ridgeline; and</li> <li>• Environmental significance to natural ecosystems, parks, and trail systems.</li> </ul>
<b>Goal C/NR 14: Protected historic, cultural, and paleontological resources.</b>	
<b>Topic</b>	<b>Policy</b>
Historic, Cultural, and Paleontological Resource Protection	Policy C/NR 14.1: Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.
	Policy C/NR 14.2: Support an inter-jurisdictional collaborative system that protects and enhances historic, cultural, and paleontological resources.
	Policy C/NR 14.3: Support the preservation and rehabilitation of historic buildings.
	Policy C/NR 14.4: Ensure proper notification procedures to Native American tribes in accordance with Senate Bill 18 (2004).
	Policy C/NR 14.5: Promote public awareness of historic, cultural, and paleontological resources.
	Policy C/NR 14.6: Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.

## Parks and Recreation Element Goals and Policies

<b>Goal P/R 1: Enhanced active and passive park and recreation opportunities for all users.</b>	
<b>Topic</b>	<b>Policy</b>
Park Programming	Policy P/R 1.1: Provide opportunities for public participation in designing and planning parks and recreation programs.
	Policy P/R 1.2: Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.
	Policy P/R 1.3: Consider emerging trends in parks and recreation when planning for new parks and recreation programs.
	Policy P/R 1.4: Promote efficiency by building on existing recreation programs.
Park Management	Policy P/R 1.5: Ensure that County parks and recreational facilities are clean, safe, inviting, usable and accessible.
	Policy P/R 1.6: Improve existing parks with needed amenities and address deficiencies identified through the park facility inventories.
	Policy P/R 1.7: Ensure adequate staffing, funding, and other resources to maintain satisfactory service levels at all County parks and recreational facilities.
	Policy P/R 1.8: Enhance existing parks to offer balanced passive and active recreation opportunities through more efficient use of space and the addition of new amenities.
	Policy P/R 1.9: Offer more lighted playing fields using energy efficient light fixtures to extend playing time, where appropriate (eg., not in areas adjacent to open space or natural areas that can be impacted by spillover lighting).
	Policy P/R 1.10: Ensure a balance of passive and recreational activities in the development of new park facilities.
	Policy P/R 1.11: Provide access to parks by creating pedestrian and bicycle-friendly paths and signage regarding park locations and distances.
<b>Goal P/R 2: Enhanced multi-agency collaboration to leverage resources.</b>	
<b>Topic</b>	<b>Policy</b>
Collaboration and Financing	Policy P/R 2.1: Develop joint-use agreements with other public agencies to expand recreation services.
	Policy P/R 2.2: Establish new revenue generating mechanisms to leverage County resources to enhance existing recreational facilities and programs.
	Policy P/R 2.3: Build multi-agency collaborations with schools, libraries, non-profit, private, and other public organizations to leverage capital and operational resources.

	Policy P/R 2.4: Utilize school and library facilities for County sponsored and community sponsored recreational programs and activities.
	Policy P/R 2.5: Support the development of multi-benefit parks and open spaces through collaborative efforts among entities such as cities, the County, state, and federal agencies, private groups, schools, private landowners, and other organizations.
	Policy P/R 2.6: Participate in joint powers authorities (JPAs) to develop multi-benefit parks as well as regional recreational facilities.
	Policy P/R 2.7: Increase communication and partnerships with local law enforcement, neighborhood watch groups, and public agencies to improve safety in parks.
Mass Care and Shelters	Policy P/R 2.8: Evaluate and enhance facilities and amenities with respect to alternative use of parks to carry out Mass Care and Shelter operations in the wake of a disaster.
<b>Goal P/R 3: Acquisition and development of additional parkland.</b>	
<b>Topic</b>	<b>Policy</b>
Parkland Acquisition and Dedication	Policy P/R 3.1: Acquire and develop local and regional parkland to meet the following County goals: 4 acres of local parkland per 1,000 residents in the unincorporated areas and 6 acres of regional parkland per 1,000 residents of the total population of Los Angeles County.
	Policy P/R 3.2: For projects that require zone change approvals, general plan amendments, specific plans, or development agreements, work with developers to provide for local and regional parkland above and beyond their Quimby obligations.
	Policy P/R 3.3: Provide additional parks in communities with insufficient local parkland as identified through the gap analysis.
	Policy P/R 3.4: Expand the supply of regional parks by acquiring land that would: 1) provide a buffer from potential threats that would diminish the quality of the recreational experience; 2) protect watersheds; and 3) offer linkages that enhance wildlife movements and biodiversity.
	Policy P/R 3.5: Collaborate with other public, non-profit, and private organizations to acquire land for parks.
	Policy P/R 3.6: Pursue a variety of opportunities to secure property for parks and recreational facilities, including purchase, grant funding, private donation, easements, surplus public lands for park use, and dedication of private land as part of the development review process.
Parkland Development	Policy P/R 3.7: Mitigate impacts from freeways to new parks to the extent feasible.
	Policy P/R 3.8: Site new parks near schools, libraries, senior centers and other community facilities where possible.
	Policy P/R 3.9: The Department of Parks and Recreation does not accept undeveloped park sites from developers. Developers are required to provide a developed park to the County on a "turn-key" basis and receive credit for the costs of developing the public park up to and against any remaining Quimby obligation, after accounting for the net acreage dedicated to the County.
<b>Goal P/R 4: Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.</b>	

<b>Topic</b>	<b>Policy</b>
Trail System	Policy P/R 4.1: Create multi-use trails to accommodate all users.
	Policy P/R 4.2: Develop staging areas and trail heads at strategic locations to accommodate multi-use trail users.
	Policy P/R 4.3: Develop a network of feeder trails into regional trails.
	Policy P/R 4.4: Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users.
	Policy P/R 4.5: Collaborate with other public, non-profit, and private organizations in the development of a comprehensive trail system.
	Policy P/R 4.6: Create new multi-use trails that link community destinations including parks, schools and libraries.
<b>Goal P/R 5: Protection of historical and natural resources on County park properties.</b>	
<b>Topic</b>	<b>Policy</b>
Park Resource Preservation	Policy P/R 5.1: Preserve historic resources on County park properties, including buildings, collections, landscapes, bridges, and other physical features.
	Policy P/R 5.2: Expand the collection of historical resources under the jurisdiction of the County, where appropriate.
	Policy P/R 5.3: Protect and conserve natural resources on County park properties, including natural areas, sanctuaries, and open space preserves.
	Policy P/R 5.4: Ensure maintenance, repair, rehabilitation, restoration, or reconstruction of historical resources in County parks and recreational facilities are carried out in a manner consistent with the most current Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.
Education and Programming	Policy P/R 5.5: Preserve and develop facilities that serve as educational resources that improve community understanding of and appreciation for natural areas, including watersheds.
	Policy P/R 5.6: Promote the use of County parks and recreational facilities for educational purposes, including a variety of classes and after school programs.
	Policy P/R 5.7: Integrate a range of cultural arts programs into existing activities, and partner with multicultural vendors and organizations.
<b>Goal P/R 6: A sustainable parks and recreation system.</b>	
<b>Topic</b>	<b>Policy</b>
	Policy P/R 6.1: Support the use of recycled water for landscape irrigation in County parks.



Sustainable Parks System	Policy P/R 6.2: Support the use of alternative sources of energy, such as wind and solar sources to reduce the use of energy at existing parks.
	Policy P/R 6.3: Prolong the life of existing buildings and facilities on County park properties through preventative maintenance programs and procedures.
	Policy P/R 6.4: Ensure that new buildings on County park properties are environmentally sustainable by reducing carbon footprints, and conserving water and energy.
	Policy P/R 6.5: Ensure the routine maintenance and operations of County parks and recreational facilities to optimize water and energy conservation.

## Noise Element Goals and Policies

<b>Goal N 1: The reduction of excessive noise impacts.</b>	
<b>Topic</b>	<b>Policy</b>
Reducing Noise Impacts	Policy N 1.1: Utilize land uses to buffer noise-sensitive uses from sources of adverse noise impacts.
	Policy N 1.2: Reduce exposure to noise impacts by promoting land use compatibility.
	Policy N 1.3: Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).
	Policy N 1.4: Enhance and promote noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards and other applicable noise standards.
	Policy N 1.5: Ensure compliance with the jurisdictions of State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code), such as noise insulation of new multifamily dwellings constructed within the 60 dB (CNEL or Ldn) noise exposure contours.
	Policy N 1.6: Ensure cumulative impacts related to noise do not exceed health-based safety margins.
	Policy N 1.7: Utilize traffic management and noise suppression techniques to minimize noise from traffic and transportation systems.
	Policy N 1.8: Minimize noise impacts to pedestrians and transit-riders in the design of transportation facilities and mobility networks.
	Policy N 1.9: Require construction of suitable noise attenuation barriers on noise sensitive uses that would be exposed to exterior noise levels of 65 dBA CNEL and above, when unavoidable impacts are identified.
	Policy N 1.10: Orient residential units away from major noise sources (in conjunction with applicable building codes).
	Policy N 1.11: Maximize buffer distances and design and orient sensitive receptor structures (hospitals, residential, etc.) to prevent noise and vibration transfer from commercial/light industrial uses.
	Policy N 1.12: Decisions on land adjacent to transportation facilities, such as the airports, freeways and other major highways, must consider both existing and future noise levels of these transportation facilities to assure the compatibility of proposed uses.

## Safety Element Goals and Policies

<b>Goal S 1: An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geotechnical hazards.</b>	
<b>Topic</b>	<b>Policy</b>
Geotechnical Hazards	Policy S 1.1: Discourage development in Seismic Hazard and Alquist-Priolo Earthquake Fault Zones.
	Policy S 1.2: Prohibit construction of structures for human occupancy adjacent to active faults unless a comprehensive fault study that addresses seismic hazard risks and proposes appropriate actions to minimize the risk is approved.
	Policy S 1.3: Require developments to mitigate geotechnical hazards, such as soil instability and landslides, in Hillside Management Areas through siting and development standards.
	Policy S 1.4: Support the retrofitting of unreinforced masonry structures and soft-story buildings to help reduce the risk of structural and human loss due to seismic hazards.
<b>Goal S 2: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to climate hazards and climate-induced secondary impacts.</b>	
<b>Topic</b>	<b>Policy</b>
Climate Adaptation and Resiliency	Policy S 2.1: Explore the feasibility of community microgrids that are driven by renewable energy sources to increase local energy resilience during grid power outages, reduce reliance on long-distance transmission lines, and reduce strain on the grid when demand for electricity is high.
	Policy S 2.2: Plan for future climate impacts on critical infrastructure and essential public facilities.
	Policy S 2.3: Require new residential subdivisions and new accessory dwelling units within hazard areas to meet required evacuation standards.
	Policy S 2.4: Promote the creation of resilience hubs in frontline communities that are at highly vulnerable to climate hazards and ensure that they have adequate resources to adapt to climate-induced emergencies.
	Policy S 2.5: Promote the development of community-based and workplace groups such as Community Emergency Response Teams to improve community resilience to climate emergencies.
	Policy S 2.6: Promote climate change and resilience awareness education about the effects of climate change-induced hazards and ways to adapt and build resiliency to climate change.
	Policy S 2.7: Increase the capacity of frontline communities to adapt to climate impacts by focusing planning efforts and interventions on communities facing the greatest vulnerabilities and ensuring representatives of these communities have a role in the decision-making process for directing climate change response.
<b>Goal S 3: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to flood and inundation hazards.</b>	

Topic	Policy
Flood Hazards	Policy S 3.1: Strongly discourage development in the County's Flood Hazard Zones, unless it solely provides a public benefit.
	Policy S 3.2: Strongly discourage development from locating downslope from aqueducts, unless it solely provides a public benefit.
	Policy S 3.3: Promote the use of natural, or nature-based, flood protection measures to prevent or minimize flood hazards, where feasible.
	Policy S 3.4: Ensure that developments located within the County's Flood Hazard Zones are sited and designed to avoid isolation from essential services and facilities in the event of flooding.
	Policy S 3.5: Ensure that biological and natural resources are protected during rebuilding after a flood event.
	Policy S 3.6: Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.
<b>Goal S 4: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.</b>	
Topic	Policy
Fire Hazards	Policy S 4.1: Prohibit new subdivisions in VHFHSZs unless: (1) the new subdivision is generally surrounded by existing or entitled development or is located in an existing approved specific plan or is within the boundaries of a communities facility district adopted by the County prior to January 1, 2022, including any improvement areas and future annexation areas identified in the County resolution approving such district; (2) the County determines there is sufficient secondary egress; and (3) the County determines the adjoining major highways and street networks are sufficient for evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County. Discourage new subdivisions in all other FHSZs.
	Policy S 4.2: New subdivisions shall provide adequate evacuation and emergency vehicle access to and from the subdivision on streets or street systems that are evaluated for their traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end, one-way, or single lane conditions.
	Policy S 4.3: Ensure that biological and natural resources are protected during rebuilding after a wildfire event.
	Policy S 4.4: Reduce the risk of wildland fire hazards through meeting minimum State and local regulations for fire-resistant building materials, vegetation management, fuel modification, and other fire hazard reduction programs.
	Policy S 4.5: Encourage the use of climate-adapted plants that are compatible with the area's natural vegetative habitats.
	Policy S 4.6: Ensure that infrastructure requirements for new development meet minimum State and local regulations for ingress, egress, peak load water supply availability, anticipated water supply, and other standards within FHSZs.

	<p>Policy S 4.7: Discourage building mid-slope, on ridgelines and on hilltops, and employ adequate setbacks on and below slopes to reduce risk from wildfires and post-fire, rainfall-induced landslides and debris flows.</p>
	<p>Policy S 4.8: Support the retrofitting of existing structures in FHSZs to meet current safety regulations, such as the building and fire code, to help reduce the risk of structural and human loss due to wildfire.</p>
	<p>Policy S 4.9: Adopt by reference the County of Los Angeles Fire Department Strategic Fire Plan, as amended.</p>
	<p>Policy S 4.10: Encourage the planting of native oaks in strategic locations and near existing oak woodlands, including those to be mapped in the Oak Woodlands Conservation Management Plan, to protect developments from wildfires, as well as to lessen fire risk associated with developments.</p>
	<p>Policy S 4.11: Support efforts to address unique pest, disease, exotic species and other forest health issues in open space areas to reduce fire hazards and support ecological integrity.</p>
	<p>Policy S 4.12: Support efforts to incorporate systematic fire protection improvements for open space, including the facilitation of safe fire suppression tactics, standards for adequate access for firefighting, fire mitigation planning with landowners and other stakeholders, and water sources for fire suppression.</p>
	<p>Policy S 4.13: Encourage the siting of major landscape features, including but not limited to large water bodies, productive orchards, and community open space at the periphery of new subdivisions to provide strategic firefighting advantage and function as lasting firebreaks and buffers against wildfires, and the maintenance of such features by respective property owners.</p>
	<p>Policy S 4.14: Encourage the strategic placement of structures in FHSZs that conserves fire suppression resources, increases safety for emergency fire access and evacuation, and provides a point of attack or defense from a wildfire.</p>
	<p>Policy S 4.15: Encourage rebuilds and additions to comply with fire mitigation guidelines.</p>
	<p>Policy S 4.16: Require local development standards to meet or exceed SRA Fire Safe Regulations, which include visible home and street addressing and signage and vegetation clearance maintenance on public and private roads; all requirements in the California Building Code and Fire Code; and Board of Forestry Fire Safe Regulations.</p>
	<p>Policy S 4.17: Coordinate with agencies, including the Fire Department and ACWM, to ensure that effective fire buffers are maintained through brush clearance and fuel modification around developments.</p>
	<p>Policy S 4.18: Require Fire Protection Plans for new residential subdivisions in FHSZs that minimize and mitigate potential loss from wildfire exposure and reduce impact on the community's fire protection delivery system.</p>
	<p>Policy S 4.19: Ensure all water distributors providing water in unincorporated Los Angeles County identify, maintain, and ensure the long-term integrity of future water supply for fire suppression needs, and ensure that water supply infrastructure adequately supports existing and future development and redevelopment, and provides adequate water flow to combat structural and wildland fires, including during peak domestic demand periods.</p>

	Policy S 4.20: Prohibit new and intensification of existing general assembly uses in VHFHSZs unless: (1) the use is located in an existing approved specific plan or (2) the County determines there is sufficient secondary egress and the County determines the adjoining major highways and street networks are sufficient for evacuation, as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County. Discourage new general assembly uses in all other FHSZs.
<b>Goal S 5: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to extreme heat and drought impacts.</b>	
<b>Topic</b>	<b>Policy</b>
Extreme Heat	Policy S 5.1: Encourage building designs and retrofits that moderate indoor temperatures during extreme heat events.
	Policy S 5.2: Encourage the addition of shade structures in the public realm through appropriate means, and in frontline communities.
	Policy S 5.3: Encourage the use of cooling methods to reduce the heat retention of pavement and surfaces.
	Policy S 5.4: Ensure all park facilities, including recreational sports complexes, include a tree canopy, shade structures and materials with low solar gain to improve usability on high heat days and reduce heat retention.
	Policy S 5.5: Encourage alternatives to air conditioning such as ceiling fans, air exchangers, increased insulation and low solar gain exterior materials to reduce peak electrical demands during extreme heat events to ensure reliability of the electrical grid.
	Policy S 5.6: Coordinate with demand-response/paratransit transit services prior to expected extreme heat days to ensure adequate capacity for customer demand for transporting to cooling centers.
	Policy S 5.7: Coordinate with local transit agencies to retrofit existing bus stops, where feasible, with shade structures to safeguard the health and comfort of transit users.
	Policy S 5.8: Enhance and sustainably manage urban forests that provide shade and cooling functions.
	Policy S 5.9: Promote greater awareness of the impacts of extreme heat exposure on the most vulnerable populations, such as seniors, people living in poverty, those with chronic conditions, and outdoor workers.
Drought	Policy S 5.10: Protect and improve local groundwater quality and supply to increase opportunities for use as a potable water source during drought periods.
	Policy S 5.11: Encourage the conservation of water by employing soil moisture sensors, automated irrigation systems, subsurface drip irrigation, and weather-based irrigation controllers.
	Policy S 5.12: Encourage water efficiency in buildings through upgrading appliances and building infrastructure retrofits.

	Policy S 5.13: Encourage the use of drought tolerant landscaping in new developments to reduce reliance on potable and recycled water resources.
	Policy S 5.14: Encourage the installation of grey water reuse systems in new developments.
<b>Goal S 6: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to human-made hazards.</b>	
<b>Topic</b>	<b>Policy</b>
Human-made Hazards	Policy S 6.1: Assess public health and safety risks associated with existing oil and gas facilities in the unincorporated Los Angeles County.
	Policy S 6.2: Coordinate with State and regional air quality agencies to ensure funding and implementation of annual inspections, ongoing air monitoring, and health impact assessment data continue to be collected and used to prioritize and facilitate the timely phase out of existing wells.
	Policy S 6.3: Support State and federal policies and proposals that increase funding sources to help plug, abandon, remediate and revitalize idle and orphaned well sites, and advocate for increased funding that will provide critical relief to the County and its residents.
<b>Goal S 7: Effective County emergency response management capabilities.</b>	
<b>Topic</b>	<b>Policy</b>
Emergency Response	Policy S 7.1: Ensure that residents are protected from the public health consequences of natural or human-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.
	Policy S 7.2: Support County emergency providers in reaching their response time goals.
	Policy S 7.3: Coordinate with other County and public agencies, such as transportation agencies and health care providers, on emergency planning and response activities, and evacuation planning.
	Policy S 7.4: Encourage the improvement of hazard prediction and early warning capabilities.
	Policy S 7.5: Ensure that there are adequate resources, such as sheriff and fire services, for emergency response.
	Policy S 7.6: Ensure that essential public facilities are maintained during disasters, such as flooding, wildfires, extreme temperature and precipitation events, drought, and power outages.
	Policy S 7.7: Locate essential public facilities, such as hospitals, where feasible, outside of hazard zones identified in the Safety Element to ensure their reliability and accessibility during disasters.
	Policy S 7.8: Adopt by reference the County of Los Angeles All-Hazards Mitigation Plan, as amended.
	Policy S 7.9: Work cooperatively with public agencies with responsibility for flood and fire protection, and with stakeholders in planning for flood and fire hazards.

## Public Services and Facilities Element Goals and Policies

<b>Goal PS/F 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.</b>	
<b>Topic</b>	<b>Policy</b>
Sufficient Infrastructure	Policy PS/F 1.1: Discourage development in areas without adequate public services and facilities.
	Policy PS/F 1.2: Ensure that adequate services and facilities are provided in conjunction with development through phasing or other mechanisms.
	Policy PS/F 1.3: Ensure coordinated service provision through collaboration between County departments and service providers.
	Policy PS/F 1.4: Ensure the adequate maintenance of infrastructure.
	Policy PS/F 1.5: Focus infrastructure investment, maintenance and expansion efforts where the General Plan encourages development.
	Policy PS/F 1.6: Support multi-faceted public facility expansion efforts, such as substations, mobile units, and satellite offices.
	Policy PS/F 1.7: Consider resource preservation in the planning of public facilities.
<b>Goal PS/F 2: Increased water conservation efforts.</b>	
<b>Topic</b>	<b>Policy</b>
Water Conservation	Policy PS/F 2.1: Support water conservation measures.
	Policy PS/F 2.2: Support educational outreach efforts that discourage wasteful water consumption.
<b>Goal PS/F 3: Increased local water supplies through the use of new technologies.</b>	
<b>Topic</b>	<b>Policy</b>
Water Supply	Policy PS/F 3.1: Increase the supply of water through the development of new sources, such as recycled water, gray water, and rainwater harvesting.
	Policy PS/F 3.2: Support the increased production, distribution and use of recycled water, gray water, and rainwater harvesting to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.
<b>Goal PS/F 4: Reliable sewer and urban runoff conveyance treatment systems.</b>	
<b>Topic</b>	<b>Policy</b>
Sanitary Sewers	Policy PS/F 4.1: Encourage the planning and continued development of efficient countywide sewer conveyance treatment systems.



	Policy PS/F 4.2: Support capital improvement plans to improve aging and deficient wastewater systems, particularly in areas where the General Plan encourages development, such as TODs.
	Policy PS/F 4.3: Ensure the proper design of sewage treatment and disposal facilities, especially in landslide, hillside, and other hazard areas.
	Policy PS/F 4.4: Evaluate the potential for treating stormwater runoff in wastewater management systems or through other similar systems and methods.
<b>Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution.</b>	
<b>Topic</b>	<b>Policy</b>
Waste Management	Policy PS/F 5.1: Maintain an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public.
	Policy PS/F 5.2: Ensure adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities.
	Policy PS/F 5.3: Discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide Integrated Waste Management Plan.
Waste Diversion	Policy PS/F 5.4: Encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities.
	Policy PS/F 5.5: Reduce the County's waste stream by minimizing waste generation and enhancing diversion.
	Policy PS/F 5.6: Encourage the use and procurement of recyclable and biodegradable materials.
	Policy PS/F 5.7: Encourage the recycling of construction and demolition debris generated by public and private projects.
	Policy PS/F 5.8: Ensure adequate and regular waste and recycling collection services.
	Policy PS/F 5.9: Encourage the availability of trash and recyclables containers in new developments, public streets, and large venues.
<b>Goal PS/F 6: A County with adequate public utilities.</b>	
<b>Topic</b>	<b>Policy</b>
Utility Infrastructure	Policy PS/F 6.1: Ensure efficient and cost-effective utilities that serve existing and future needs.
	Policy PS/F 6.2: Improve existing wired and wireless telecommunications infrastructure.
	Policy PS/F 6.3: Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.

	Policy PS/F 6.4: Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services.
	Policy PS/F 6.5: Encourage the use of renewable energy sources in utility and telecommunications networks.
	Policy PS/F 6.6: Encourage the construction of utilities underground, where feasible.
	Policy PS/F 6.7: Discourage above-ground electrical distribution and transmission lines in hazard areas.
	Policy PS/F 6.8: Encourage projects that incorporate onsite renewable energy systems.
	Policy PS/F 6.9: Support the prohibition of public access within, and the limitation of access in areas adjacent to natural gas storage facilities and oil and gas production and processing facilities to minimize trespass and ensure security.
	Policy PS/F 6.10: Encourage utility siting to be localized and decentralized to reduce impacts; reduce transmission losses; promote local conservation by connecting users to their systems more directly; and reduce system malfunctions.
<b>Goal PS/F 7: A County with adequate educational facilities.</b>	
<b>Topic</b>	<b>Policy</b>
Early Care and Educational Facilities	Policy PS/F 7.1: Encourage the joint-use of school sites for community activities and other appropriate uses.
	Policy PS/F 7.2: Proactively work with school facilities and education providers to coordinate land use and facilities planning.
	Policy PS/F 7.3: Encourage adequate facilities for early care and education.
<b>Goal PS/F 8: A comprehensive public library system.</b>	
<b>Topic</b>	<b>Policy</b>
Library System	Policy PS/F 8.1: Ensure a desired level of library service through coordinated land use and facilities planning.
	Policy PS/F 8.2: Support library mitigation fees that adequately address the impacts of new development.

## Economic Development Element Goals and Policies

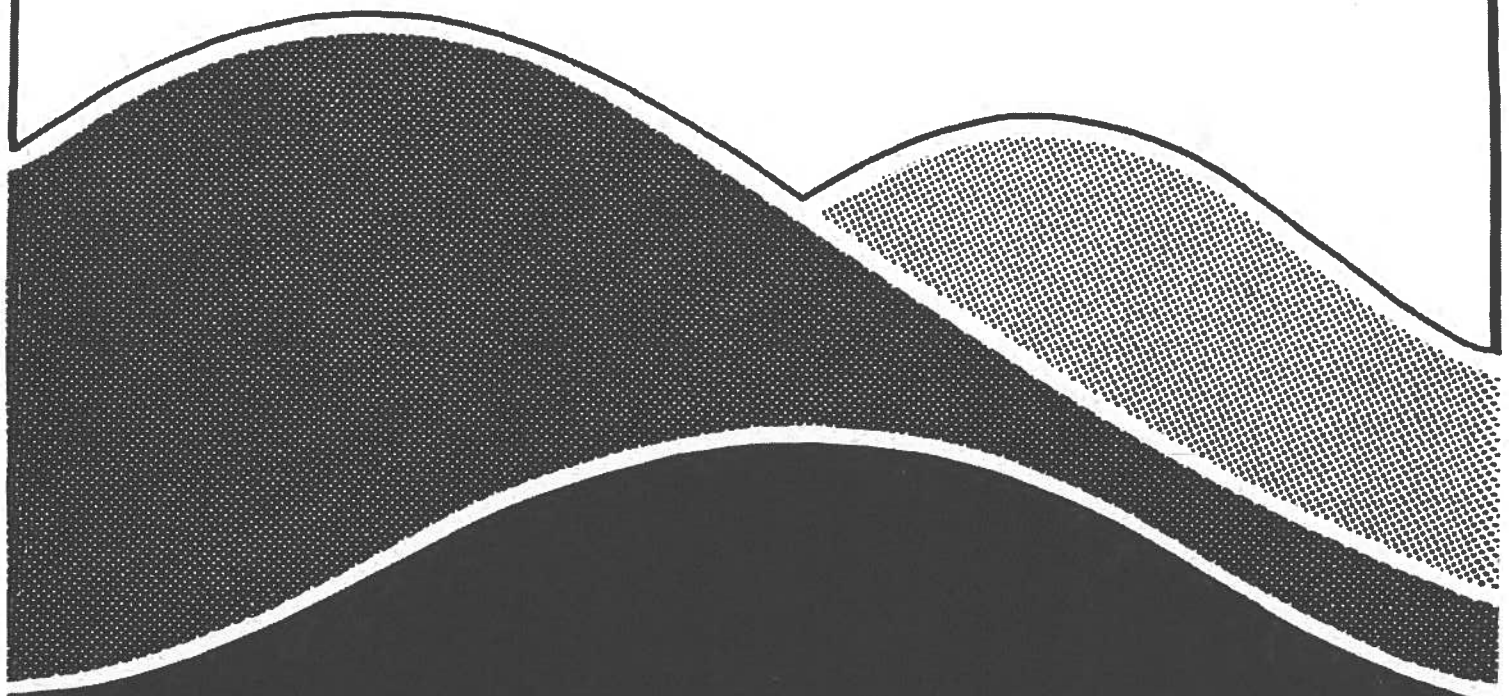
<b>Goal ED 1: An economic base and fiscal structures that attract and retain valuable industries and businesses.</b>	
<b>Topic</b>	<b>Policy</b>
Target Industries	Policy ED 1.1: Encourage a diverse mix of industries and services in each Planning Area.
	Policy ED 1.2: Encourage and foster the development of the renewable energy economic sectors.
	Policy ED 1.3: Encourage public-private partnerships to support the growth of target industries.
	Policy ED 1.4: Encourage the expansion and retention of targeted industries and other growth economic sectors, such as the entertainment industry, aerospace industry, agriculture, transportation/logistics, healthcare, biomed/biotech, hospitality and tourism.
County Incentives for Business	Policy ED 1.5: Provide quality, responsible, and business-friendly municipal services to attract and retain businesses and employees.
	Policy ED 1.6: Develop, advance, and promote competitive advantages for economic development and growth.
	Policy ED 1.7: Identify opportunities to lower the costs of doing business in Los Angeles County.
	Policy ED 1.8: Promote Los Angeles County as a national and international center for business, global trade, and development.
<b>Goal ED 2: Land use practices and regulations that foster economic development and growth.</b>	
<b>Topic</b>	<b>Policy</b>
Industrial Land	Policy ED 2.1: Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.
	Policy ED 2.2: Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.
Business and Environmental Justice	Policy ED 2.3: Ensure environmental justice in economic development activities.
	Policy ED 2.4: Ensure high standards of development and encourage environmentally sustainable practices in economic development activities.
	Policy ED 2.5: Encourage employment opportunities to be located in proximity to housing.
	Policy ED 2.6: Encourage community-serving uses, such as child care centers and personal services, to be located in proximity to employment centers.
	Policy ED 2.7: Incentivize economic development and growth along existing transportation corridors and in urbanized areas.

Streamlined Permit Processing	Policy ED 2.8: Streamline the permit review process and other entitlement processes for businesses and industries.
Agriculture	Policy ED 2.9: Support zoning incentives for the operation of farms in Agricultural Resource Areas (ARAs).
<b>Goal ED 3: An expanded and improved infrastructure system to support economic growth and development.</b>	
<b>Topic</b>	<b>Policy</b>
Infrastructure Improvements	Policy ED 3.1: Utilize capital improvement plans to prioritize infrastructure investments.
	Policy ED 3.2: Support the use of public-private partnerships to develop, fund, and deliver critical infrastructure.
	Policy ED 3.3: Work with state agencies dedicated to financing important critical infrastructure and economic development projects.
<b>Goal ED 4: Enhanced revitalization activities.</b>	
<b>Topic</b>	<b>Policy</b>
Economic Development Strategies	Policy ED 4.1: Develop a range of financial incentives and programs that encourage development and business growth.
	Policy ED 4.2: Support the development of community-level economic development strategies in line with the Los Angeles County Strategic Plan for Economic Development.
	Policy ED 4.3: Support the development of small business assistance and entrepreneurial programs that are focused on management, financial planning, and technology application.
Infill Development	Policy ED 4.4: Incentivize infill development in urban and suburban areas that revitalizes underutilized commercial and industrial areas.
	Policy ED 4.5: Direct resources to economically distressed areas to spur revitalization activities.
	Policy ED 4.6: Retrofit and reuse vacant and underutilized industrial and commercial sites in urban and suburban areas for emerging and targeted industries.
	Policy ED 4.7: Support expedited permitting for green building retrofits.
<b>Goal ED 5: A skilled and educated workforce.</b>	
<b>Topic</b>	<b>Policy</b>
Education	Policy ED 5.1: Attract and retain highly-skilled graduates, in particular, graduates of science and engineering programs.

	Policy ED 5.2: Support and create collaborative educational programs that address specific under-employed populations and workforce needs in targeted areas.
	Policy ED 5.3: Encourage outreach efforts to educational and community-learning institutions to expand workforce education programs.
	Policy ED 5.4: Expand functional literacy and English as a Second Language (ESL) programs.
	Policy ED 5.5: Support linked programs that align high schools with community colleges and four-year institutions.
	Policy ED 5.6: Engage employers earlier in the education and workforce development process to ensure work-readiness and a smooth transition from school or training to work placement.
Job Training	Policy ED 5.7: Ensure that businesses have enough skilled workers to meet their workforce needs.
	Policy ED 5.8: Prepare, train, and educate job seekers and incumbent workers to find and advance in high-value, high-wage jobs with built-in career ladders.
	Policy ED 5.9: Promote the attraction, retention and expansion of commercial and industrial firms that provide employment improvement opportunities for unskilled and semi-skilled workers.
	Policy ED 5.10: Initiate vocational training programs that provide the skills necessary for participation in the labor force.
	Policy ED 5.11: Collaborate with the private sector to identify growing workforce needs and link training initiatives to the needs of target industries.
	Policy ED 5.12: Establish employer assistance initiatives to expand skilled trades training and vocational education for high demand occupations.
	Policy ED 5.13: Play a leadership role in convening and coordinating the activities of key regional workforce development system stakeholders, including the six other WBS that operate within Los Angeles County, as well as community colleges, businesses, K-12 institutions, philanthropic partners and others.
<b>Goal ED 6: Collaborative efforts to implement coordinated economic development activities.</b>	
<b>Topic</b>	<b>Policy</b>
Coordinated Economic Development	Policy ED 6.1: Encourage a collaborative inter-agency and inter-jurisdictional environment to align economic development activities and promote information sharing on economic trends, business cycles, best practices, and resources.
	Policy ED 6.2: Analyze emerging trends for policy modification, and maintain and update accurate labor force, market trends, and other important economic data.
	Policy ED 6.3: Strengthen cooperation with private sector organizations, economic development organizations, and community level business groups.

# ATTACHMENT 10

# ROWLAND HEIGHTS



# COMMUNITY GENERAL PLAN

ROWLAND HEIGHTS COMMUNITY GENERAL PLAN

ADOPTED BY THE  
BOARD OF SUPERVISORS  
SEPTEMBER 1, 1981

County of Los Angeles  
Department of Regional Planning



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ROWLAND HEIGHTS PLANNING ADVISORY COMMITTEE

The Rowland Heights Planning Advisory Committee, consisting of local residents and property owners, worked with the staff of the Department of Regional Planning in the preparation of the proposed community general plan. The Regional Planning Commission gratefully acknowledges the long hours of conscientious participation by these citizens.

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## INTRODUCTION

### Nature of the Community Plan

The Community General Plan establishes a direction and form for the future development of Rowland Heights, setting forth broad guidelines for the extent and nature of growth. It is an element of the Los Angeles County General Plan, delineating more clearly--and in greater detail than is possible in the Countywide General Plan--policies and standards for development in Rowland Heights. The plan is comprehensive, being based on an analysis of such physical features of the community as geology, seismicity, slope and vegetation as well as of the social environment and its relationship to physical features. Study of these interrelationships provides a basis for determining the kinds of growth which can be accommodated and for setting a framework for the future. Based on a long range view, the plan provides a rationale for the effective coordination of the development of needed facilities. This report contains a summary of the problems and issues facing Rowland Heights and the policy recommendations developed to respond to these community concerns. Much of the required data, such as population and housing statistics and the wildlife inventory, will be found in the Environmental Impact Report.

### The Rowland Heights Planning Advisory Committee

The Rowland Heights Planning Advisory Committee (PAC) worked in close conjunction with the staff of the Los Angeles County Department of Regional Planning in the preparation of the proposed plan. The Committee, consisting of local residents and property owners, held more than 35 public meetings between March, 1977 and July, 1979.

The early meetings were devoted to the discussion of background technical data which serve as the foundation for plan recommendations. The latter meetings consisted of lengthy discussions of policy alternatives and methods of achieving the community's goals. It also should be noted that the Planning Advisory Committee took an active interest in all aspects of the development process, including zoning and land division cases in the community. Throughout the community planning study, the Committee provided recommendations to the Regional Planning Commission.

### The Community of Rowland Heights

Rowland Heights is a predominately residential community located approximately 25 miles east of the Los Angeles Civic Center. The community study boundaries extend from the City of Industry on the north to Orange County on the south; the unincorporated community of Diamond Bar forms the eastern boundary while the western boundaries consist of Hacienda Heights and the City of La Habra Heights.

Rowland Heights is a typical suburban bedroom community. There is very little land in industrial use. The commercial development in the community has been designed to serve residents of the immediate area.

As is the case with many Southern California communities, an increasing share of the new residential development is in multiple family units. In 1978, Rowland Heights had a substantially higher percentage of multiple units than the rest of the Puente Hills.

The 1970 Census provides the most recent information regarding population characteristics for Rowland Heights. Caution must be exercised in using this data because of its age and the large population increase since 1970. According to the 1970 Census, the population of the Heights is predominantly White with only 17% being Spanish language or surnamed citizens, Blacks or other minorities. Family incomes are somewhat higher than the county average. A majority of the employed residents are in white collar occupations. As is to be expected in a suburban community, family sizes were also slightly larger than countywide. The age-sex pyramid shows that Rowland Heights is a community of young families; forty-seven percent of the population is under 19 years of age and 40 percent is between 20 and 44 years of age.

It is estimated that in January, 1978, Rowland Heights had a population of over 34,000 residing in 9,240 housing units. By early 1979 there were nearly 3,400 units in various stages of development. It is estimated that by the year 2,000 there will be an additional 2,100 units resulting in a total of approximately 14,700 units and a population of 51,000.

#### Problems & Issues

The Planning Advisory Committee has identified two key issues facing the community: (1) the maintenance of the single family lifestyle and (2) the preservation of the rural atmosphere of the community through maintenance of the natural hillsides.

In 1978, approximately 23% of the housing units in Rowland Heights were multiple family or attached (common wall) units. In the entire Puente Hills region only 11% of the existing units were of this type. As of August, 1979, more than 600 additional apartment units are being proposed within the Community Plan boundaries while another 135 town-house (attached) units are proposed in the eastern fringe area. Heights residents feel that an overemphasis on such relatively high density development would generate traffic congestion, be a burden on public facilities and is not compatible with the maintenance of community character.

In spite of the rapid recent development of the area, residents still feel that one of the primary assets of the community is its rural atmosphere. The generally undeveloped hillside areas to the south of the community are the primary factor contributing to this atmosphere. Over 4,000 hillside acres remain vacant. A portion of the land is an active oil field operated by the Shell Oil Company. Another large portion falls in the Tonner Canyon Significant Ecological Area and the Powder Canyon Significant Ecological Area as defined in the Los Angeles Countywide General Plan.

An additional issue identified by the PAC is the shortage of recreational facilities, particularly local parks. They are concerned that urbanization increases the already critical need for parks, while reducing the supply of land suitable for parks.

The policy recommendations in this plan are intended to guide and manage the development of Rowland Heights so that reasonable growth can be accommodated and the character of the community preserved.

### GOALS

The goals of the Rowland Heights Community General Plan were developed by the Planning Advisory Committee. The goals establish a common purpose for all the elements of the plan and also serve as a guide to the agencies responsible for plan implementation.

1. Maintain the rural atmosphere of the community through the preservation of natural hillsides and vegetation and the of livestock keeping areas.
2. Maintain the single family character of the community.
3. Improve traffic circulation.
4. Balance projected growth and development with environmental considerations.
5. Beautify commercial areas and highways.
6. Preserve major ridgelines and riparian corridors.
7. Expand recreational facilities including parks, equestrian and hiking trails, and bikeways.



## LAND USE

The major land use issues are related to growth. The need for housing throughout the region must be balanced with environmental concerns and the need for open space preservation. This element consists of the Land Use map showing the location and density of uses which will be allowed and a series of written policies giving specific guidelines to govern future development. Policies dealing with improving community appearance also are included. While these policies only apply within the Community Plan boundary, developments in adjacent areas should reflect the same considerations.

### Land Use Policies

1. Prohibit residential uses in industrial areas. Residential uses in commercial areas are allowed only when ancillary to primary commercial uses.
2. Require 10,000 square foot average lot size in undeveloped U1 areas.
3. Require minimum one acre lot sizes in N2 areas immediately adjacent to existing one acre development.
4. Restrict multiple family or attached housing to the U3, U4, and U5 categories.
5. Prohibit mobilehome parks in non-urban and industrial areas.
6. Design multiple family developments to minimize their impacts on surrounding neighborhoods and adjacent dwellings. The design shall adhere to the following guidelines:
  - a. Maintain setbacks which are adequate to preserve the privacy of adjacent residences and yards.
  - b. Provide a minimum of 15 feet of landscaping along street frontages. This shall include specimen trees, and plants capable of providing screening up to a height of 42", landscaped berms or a combination of these.
  - c. Screen parking and trash areas with landscaping, berms, compatible structures, or a combination of these.
  - d. Locate trash areas away from adjacent residential properties.
  - e. Locate driveways so as to minimize impacts on local street traffic.
  - f. Provide sufficient off-street guest parking.
  - g. Conditional Use Permits will be required to insure that these concerns are addressed.

7. Design new subdivisions to minimize their impacts on community character, surrounding neighborhoods, and natural features. Adhere to the following guidelines:
  - a. Minimize alteration of natural hillsides, water courses and vegetation. In particular, preserve specimen trees, especially oaks. Focus development on land with less natural cover, excluding major ridgelines.
  - b. Preserve major ridgelines in their existing state wherever possible.
  - c. In non-urban areas, preserve drainage courses in their natural state.
  - d. Design all projects to minimize adverse visual impacts on neighboring residential uses, and to achieve compatibility with established rural community character.
  - e. Establish a gradual topographic transition between developments. In particular, high banks shall not be created adjacent to existing developments.
  - f. Where possible, stagger front setbacks.
  - g. Minimize grading on the site and maximize retention of natural topography as follows:
    - (1) Utilize contour grading to present a rounded or undulating appearance blending in with the natural grade.
    - (2) Minimize grading for roads, streets and storm drains consistent with public health and safety considerations. Provide the minimum road widths required for safety.
    - (3) Limit grading to that necessary for the primary use of each lot. (Curb parkways may be eliminated, and front yard requirements may be reduced if this will facilitate less grading and alteration of the site.)
  - h. Preserve significant views from major existing residential areas and protect the visual quality of highly scenic areas.
  - i. Apply innovative approaches to house placement using techniques such as stepped multilevel and cantilevered designs.
  - j. In N1 and N2 areas, sidewalks, street lights, curbs and gutters may be waived.

- k. Placement of residential structures shall be designed to preserve scenic values. Structures should be placed so that rooflines do not protrude above major ridgelines. The imaginative use of multi-level residential development is encouraged to reduce grading, enhance view potential, and maximize usable outdoor space. Where practical, structures should be limited to one story on or near ridgelines.
  - l. New plant materials should be selected which will effectively screen or soften the visual impact of new developments. All cut and fill slopes over five feet in vertical height shall be planted with adequate plant materials to protect against erosion. Trees, shrubs and ground covers shall completely cover exposed graded areas.
  - m. Provide underground utilities and the unobtrusive placement of utility boxes.
  - n. Reserve easements or dedicate rights-of-way for equestrian and hiking trails in the locations shown on the Land Use map.
- b. Encourage the beautification of new and existing commercial areas. This can be achieved through the combined efforts of the public and private sectors. Where practical, adhere to the following guidelines:
- a. Complete landscaping of public rights-of-way.
  - b. Provide a minimum of ten feet of landscaping along the street frontage of commercial uses. This shall include plants, landscaped berms, or a combination of these, capable of providing screening up to a height of 42".
  - c. Landscape a minimum of five percent of the parking area.
  - d. Freestanding portable signs are prohibited.
  - e. Limit signs to one for each street frontage of a shopping center listing all businesses. The sign should reflect the architectural style of the center.
  - f. New commercial uses shall be sensitive to neighboring uses.
  - g. All businesses in a center (three establishments or more) should present a general harmony of facades. Conditional use permits will be required of new commercial centers to insure that these concerns are addressed.
9. Obtain Regional Planning Commission approval of an environmental assessment before disturbing any major stands of vegetation shown on the Conservation and Recreation Map.

Land Use Policy Map

The land use policy map establishes ten land use classifications for Rowland Heights. Included are three non-urban classifications (N1, N2, and Open Space) and five urban residential classifications (U1, U2, U3, U4, and U5). All urban classifications may include such services and facilities as schools, utility stations and churches, subject to necessary permit procedures.

The lot size ranges are typical for the respective classifications. Except where noted, smaller lot sizes are permitted so long as the development does not exceed the gross density permitted.

N1 NON-URBAN 1

- 0.2 dwelling unit or less per gross acre
- 5 acre lot size
- Low density non-urban residential
- Rural, recreational or agricultural
- Single family detached dwellings

N2 NON-URBAN 2

- 0.3 to 1.0 dwelling unit per gross acre
- 1.00 to 4.99 acre lot sizes
- 1 acre minimum lot size when adjacent to existing 1 acre neighborhood.
- Non-urban residential
- Rural or agricultural
- Single family detached dwellings

U1 URBAN 1

- 1.1 to 3.2 dwelling units per gross acre
- 10,000 to 39,999 square foot typical lot sizes
- ~~Minimum 6,000 square foot lot sizes required~~
- Urban very low density (hillside residential)
- Large lot residential
- Single family detached dwellings

U2 URBAN 2

- 3.3 to 6.0 dwelling units per gross acre
- 5,500 to 9,999 square foot lot sizes
- Urban low density residential
- Single family tract development

U3 URBAN 3

- 6.1 to 12.0 dwelling units per gross acre
- Urban low/medium density residential
- Small lot single family residences, duplexes, triplexes, townhouses, and condominiums

*10,000 sq ft avg. lot size in residential opad U1 areas*

U4 URBAN 4

- 12.1 to 22.0 dwelling units per gross acre
- Urban medium density residential townhouses, condominiums, and apartments

U5 URBAN 5

- 22.1 to 35.0 dwelling units per gross acre
- Urban high density residential condominiums, and apartments

COMMERCIAL:

- Retail commercial, service, and office uses

INDUSTRIAL:

- Manufacturing, warehousing, and heavy commercial uses

OPEN SPACE\*

- Recreation, with no more than 10% of the site devoted to structures, parking, and other facilities (This requirement is waived on local park sites of 20 acres or less.)
- Hiking and equestrian trails
- Agriculture
- Scientific study
- Utility easements
- Mineral extraction, including oil production
- Subject to the policies of the Conservation and Open Space Element

\* See Conservation and Open Space, page 15, for a discussion of permanent and transistional open space.

# Proposed Land Use

UNITS PER ACRE:

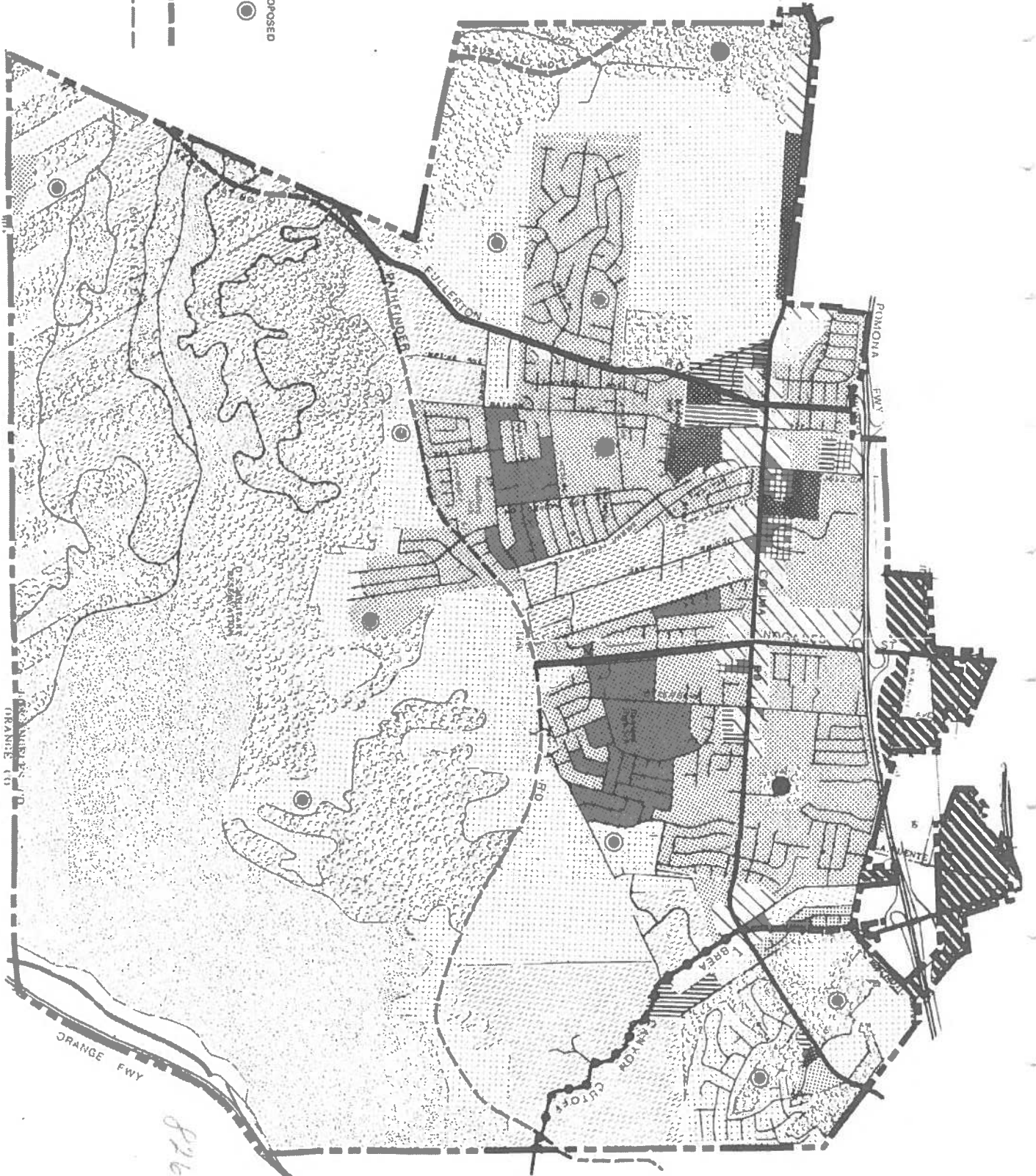
	N1	0.2 or Less
	N2	0.3 - 1.0
	U1	1.1 - 3.2
	U2	3.3 - 6.0
	U3	6.1 - 12.0
	U4	12.1 - 22.0
	U5	22.1 - 35.0

	Commercial
	Industrial
	Open Space

Transitional Open Space

	Parks		EXISTING		PROPOSED
	Limited Secondary Hwy.				
	Major Hwy.				
	Secondary Hwy.				

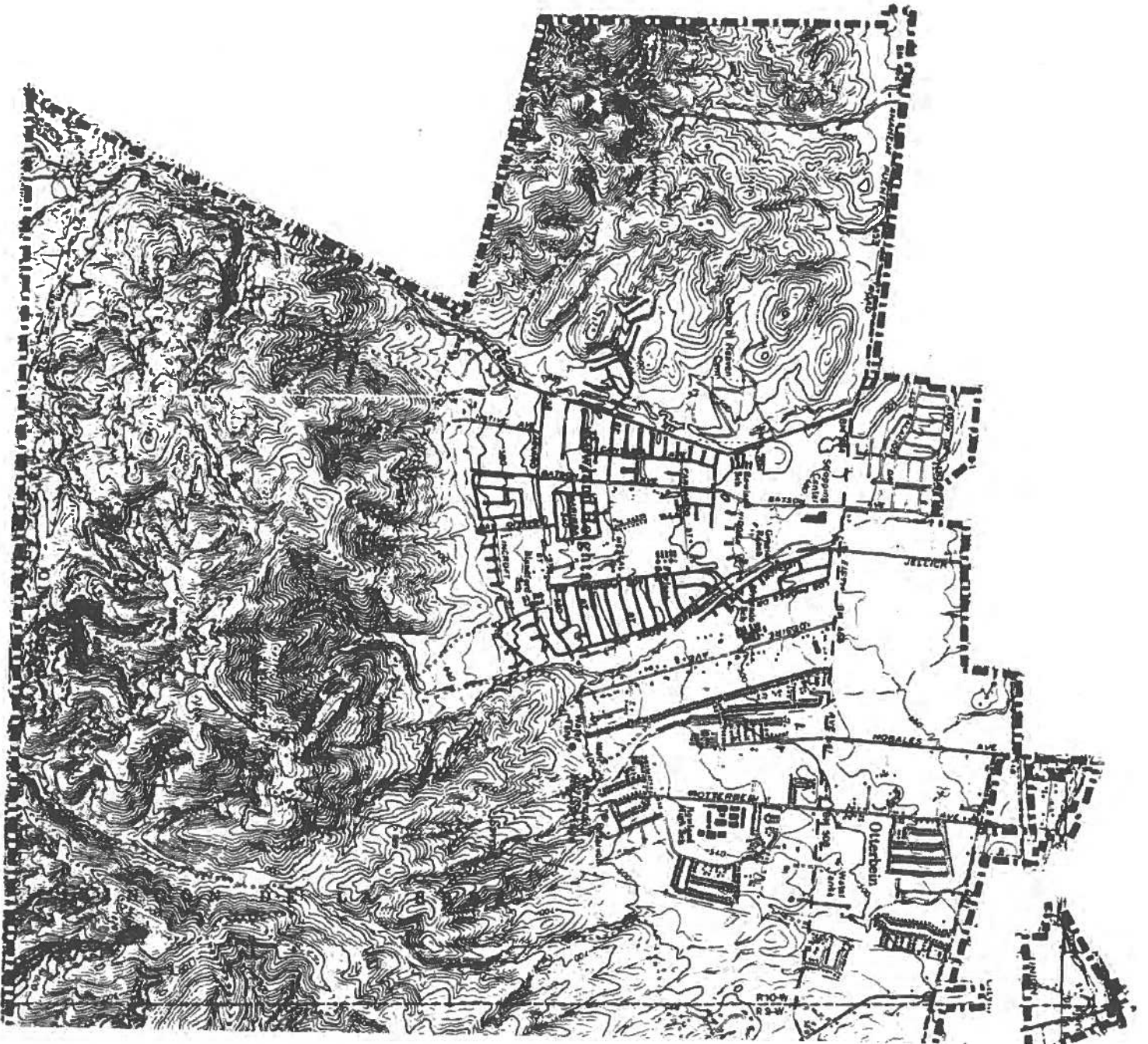
0 2,000 Feet



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# Topography



## CIRCULATION AND SCENIC HIGHWAYS

### CIRCULATION

The circulation element establishes the general location and extent of major transportation routes and facilities to accommodate the safe and efficient flow of traffic. Rowland Heights is presently served by the Pomona Freeway, the Orange Freeway, and five County highways. In addition, the County Plan of Highways proposes three additional routes and the completion of two existing routes. (See chart on page 12).

The major circulation issue in the community is the proposed extension of highways through the undeveloped areas of the Puente Hills. Such routes, while alleviating congestion on existing highways, may have detrimental impacts on the natural environment and may have growth inducing impacts in previously inaccessible areas. In order to limit some of these impacts the Plan suggests the deletion of certain routes and the redesignation of others to lesser categories.

The extension of Azusa Avenue is of particular concern to local residents. The route runs southerly through Otterbein State Recreation Area and Powder Canyon which has been identified as having significant ecological resources. The route would be disruptive because much of the park has been set aside for passive recreation and nature experiences and because the route would disturb natural drainage and mature vegetation in the canyon bottom. While cognizant of the environmental problems associated with the proposed extension of Azusa Avenue, the County also recognizes the need for additional north-south circulation across the Puente Hills. The plan favors satisfying this demand by a new route which would utilize Fullerton Road from the freeway southerly to the vicinity of Pathfinder Road. The route would continue southwesterly from this point to intersect with the Azusa Alignment in the City of La Habra Heights. The Plan shows this new route as Azusa Alternative 2. This route and the old Powder Canyon alignment (Alternative 1) will be protected from encroaching land uses. Should the City of La Habra Heights and the community of Rowland Heights agree to support Alternative 2, the plan will be amended to delete Alternative 1 through Powder Canyon. It should be noted that the alternatives are shown only to ensure that one continuous route will be developed. The County does not intend to develop two highways in this area.

In order to preserve the highly scenic Brea Canyon Cut-Off area the plan designates Brea Canyon Cut-Off as a limited secondary highway. This is a new classification designed to protect routes in rural areas. The standard improvement for limited secondary routes shall be two traffic lanes on 64 feet of right-of-way. Typically, such improvements would consist of 26-30 feet of pavement with graded shoulders. Left-turn pockets and passing lanes may be provided when required for traffic safety. Further, the right-of-way may be increased up to 80 feet for additional improvements where traffic or drainage conditions so warrant.



ROWLAND HEIGHTS HIGHWAY PLANS

HIGHWAY	1978 COUNTY HIGHWAY PLAN	PROPOSED ROWLAND HEIGHTS
<u>Existing Routes</u>		
Pomona Freeway (Route 60)	Freeway	Freeway
Orange Freeway (Route 57)	Freeway	Freeway
Colima Road	Major	Major
Fullerton Road	Secondary	Major
Nogales Street (North of Pathfinder)	Major	Major
Brea Canyon Cut-Off (South of Colima)	Major	Limited Secondary
Brea Canyon Road	Major	Secondary
<u>Proposed Routes</u>		
Azusa Avenue	Major	Major
Nogales Street (South of Pathfinder)	Major	Deleted
Pathfinder Road	Major	Secondary
Skyline Drive	Secondary	Deleted
Fairway Drive	Major	Major

A uniform building setback shall be established 40 feet from the center-line of all limited secondary highways in order to preserve proper sight distances and to help maintain a rural appearance adjacent to the roadway. This setback shall be in addition to any yard requirement contained in the Zoning Ordinance.

This Plan also reduces Pathfinder Road from a major highway to a secondary highway.

### Circulation Policies

1. Improve and maintain as major highways with rights-of-way of 100 feet:
  - (a) Colima Road
  - (b) Nogales Street, north of Pathfinder Road
  - (c) Fullerton Road
  - (d) Fairway Drive
  - (e) Azusa Avenue
2. Designate Pathfinder Road and Brea Canyon Road as secondary highways.
3. Designate Brea Canyon Cut-Off, southerly of Colima Road, a limited secondary highway.
4. Delete Skyline Drive and Nogales Street, south of Pathfinder Road, from the County Highway Plan.
5. Restrict on-street parking by commercial vehicles.
6. Provide traffic signals at the following locations:
  - (a) Colima Road and Desire Avenue
  - (b) Colima Road and Larkvane Road
  - (c) Fullerton Road and Aguiro Street - left turn signals
  - (d) Colima Road and Batson Avenue - left turn signals
  - (e) Colima Road and Fullerton Road - left turn signals
7. Protect Azusa Avenue Alternatives 1 and 2. If the City of La Habra Heights and the community of Rowland Heights agree to support Alternative 2, Alternative 1 will be deleted.

SCENIC HIGHWAYS

California State Law contains provisions for the protection of the visual corridors surrounding highways which traverse scenic areas. The Scenic Highways Element provides the basis for scenic corridor studies which, when completed, will result in a specific set of policies to protect and enhance scenic values of the area.

The Los Angeles County Board of Supervisors has adopted a Scenic Highways Element for the entire County which designates three scenic highways in Rowland Heights: Fullerton Road, the Pomona Freeway, and the Orange (57) Freeway. The Orange Freeway is a first priority route while the Pomona Freeway and Fullerton Road are ranked as second priority routes among the County's designated routes. That County Scenic Highways Element is adopted by reference and will serve as the Scenic Highway Element for this plan.

## CONSERVATION AND OPEN SPACE

The Conservation Element calls for the identification and prudent management of an area's natural resources such as minerals, vegetation and wildlife. Preservation of open space is a primary means of protecting those resources.

Under California Law, open space can be divided into four functional types: 1) Open Space for the preservation of natural resources; 2) Open Space for the managed production of resources; 3) Open Space for outdoor recreation; 4) Open Space for public health and safety. The first two types will be dealt with in this element. Open Space for recreation is discussed here and in the Recreation Element. Safety considerations are discussed in the Safety Element.

### Resource Inventory

There are approximately 4,500 acres of undeveloped land in Rowland Heights. Most of this land is undisturbed hillsides. The area is lush with chaparral and grasses laced with stands of mature riparian vegetation, most notably oak and walnut trees. A portion of the area is the site of an active oil field. This open space resource makes the community unusual among suburban communities in the rapidly developing Los Angeles Basin.

The various natural plant associations present in the area include grassland, chaparral, arroyo, coastal sage scrub, and woodland.

The area also supports a variety of wildlife. The existing vegetation is extensive enough to enable deer to frequent the area and to support a large variety of birds and rodents. (A complete listing can be found in the Environmental Impact Report). There are no rare or endangered species in Rowland Heights. Some legally protected species such as the White Tail Kite are seen occasionally in the area.

Two portions of the Heights - Powder Canyon and Tonner Canyon - have been identified as prime examples of a habitat which was common but now is rapidly disappearing. These Significant Ecological Areas are two of only three areas in the hilly region of Eastern Los Angeles County that still support a relatively undisturbed stand of southern oak woodland, coastal sage scrub, and riparian woodland complex.

Powder Canyon is the only identified area which contains an undisturbed portion of a self-contained watershed. As a result, the vegetation is in good condition. If preserved, Powder Canyon is of sufficient size and in close enough proximity to other identified areas in the region that it should be able to continue to support relatively healthy animal populations. The diversity of wildlife is greatly enhanced by the presence of riparian woodland habitat in the canyon bottom. Environmental consultants report that while the property is crossed by roads and a powerline it remains in good ecological condition. Tonner Canyon is significant in that it supports heavily forested areas of California Walnut. This species is uncommon

outside Los Angeles and Ventura counties. Tonner Canyon is also of sufficient size and in close enough proximity to other significant areas that it should be able to continue to support relatively healthy animal populations. This probability is increased by the presence of a riparian woodland.

Development within the Tonner Canyon and Powder Canyon Significant Ecological Areas will be subject to requirements of the County General Plan as well as this Community Plan.

The Brea-Olinda oil field lies under the southern portion of the community. The wells of the Puente Hills area of the Brea-Olinda oil field were the first commercial oil wells in the Los Angeles basin. Oil seepage along the Whittier fault led to the drilling of three wells in 1880. Most of the production in these wells ceased in 1945. However, the southwest portion of the field is still producing and Shell Oil has approximately 750 active wells in the area.

Groundwater quality in the San Gabriel Basin is rated very good and is used extensively for municipal and industrial purposes. Principal pumpers in the basin are Suburban Water Systems, San Gabriel Valley Water Company, and California Domestic Water Company. They have no wells operating in Rowland Heights and further groundwater development within the basin is unlikely as extractions are at or near the total pumping limit. The State Water Resources Control Board reports that no serious groundwater deficiency exists within any part of the basin. The Board also states that no destruction or irreparable injury is threatened for any usable groundwater.

Significant paleontological resources are also present in Rowland Heights. Chalk Hill, on the north side of Colima Road west of Larkvane Road, has produced abundant fossil material for fifteen years. The site continues to provide new material and is regularly used for school field trips and museum research. It is one of the few sites available for such use. The County Museum of Natural History reports that it is in danger from amateur and professional fossil collectors.

A key open space resource in the community is the undeveloped hillsides. There are approximately 4,000 acres of relatively undisturbed hills south of the community. They rise to a peak elevation of 1,424 feet with the western ridges averaging 1,200 to 1,300 feet and the eastern ridges averaging 1,000 to 1,100 feet. The portions of the community which are now developed are at elevations of less than 600 feet. These undeveloped hills, while being critical because they provide vegetation and wildlife habitat, are also important to the maintenance of community character. The scenic backdrop they provide creates the rural atmosphere which has been identified by residents as the quality they like best about their community.

#### Objectives & Policies

A rare opportunity exists in Rowland Heights to achieve meaningful habitat preservation and to provide an open space corridor of regional

significance. Otterbein Park and the Powder Canyon area are on the western edge of the community and Tonner Canyon and the proposed Chino Hills regional recreation area are to the east. These are linked by the undeveloped ridgelines which provide the scenic backdrop to Rowland Heights. It is one of the objectives of this element to preserve this open space corridor and the resources within it. It also is desirable to preserve the natural landforms of the hills insofar as possible. These objectives will be obtained by restricting development in some areas and by sensitive residential design in others. (Design standards for residential areas are found in the Land Use Element.)

In order to insure that development proceeds in an orderly fashion and to encourage the effective production of resources, two classes of Open Space are shown-- open space and transitional open space.

#### Open Space

The areas designated as "Open Space" are intended to remain undeveloped for the life of the plan. This category is designed to protect natural landforms, riparian corridors and primary viewsheds. Also included are areas where terrain is so steep as to preclude efficient development. Acceptable uses include passive recreation, riding and hiking trails, scientific study, oil production, agriculture, and such fire roads and brush clearance as the Fire Department deems necessary for protection of life and property. Major stands of vegetation as shown in the shaded areas on the Conservation and Recreation Map cannot be disturbed unless an environmental assessment is approved by the Regional Planning Commission.

#### Transitional Open Space

Two areas of transitional Open Space are shown. One of these encompasses the active oil field in the southwest portion of the community. As the oil resource is depleted, this area will be suitable for residential development as shown on the Land Use Map and subject to the policies of the Land Use Element.

Prior to total cessation of oil production, residential development may be permitted in areas which are rehabilitated to accommodate such development. Such development will be subject to Conditional Use Permit procedures.

The second transitional Open Space area includes the plateau at the major ridgeline extending easterly from La Habra Heights in the vicinity of Skyline Drive. While this area may be suitable for development because of relatively flat terrain or lack of significant natural features, it is currently isolated from urbanized areas. Therefore, delivery of urban services to this area would be inefficient at this time. It is the intent of the plan that this area be developed only after the majority of surrounding "U" and "N2" areas are developed so that the extension of services can proceed in an orderly fashion.

Conservation and Open Space Policies

1. Preserve Conservation and Open Space areas as shown on the Land Use and Conservation and Recreation Maps. Appropriate uses include parks, riding and hiking trails, passive recreation, scientific study, oil production, agriculture, and utility easements.
2. Allow continued and expanded production of oil, subject to permit procedures established to protect surrounding areas.
3. Encourage open space easements and dedications.
4. Encourage preservation of cultural heritage, historical, and geologic resources.
5. Protect visual qualities of scenic areas including ridgelines and views from public roads and trails, particularly in the Brea Canyon Cut-Off area.
6. Require approval of an environmental assessment before any major stands of vegetation, as shown on the Conservation and Recreation Map, are disturbed.
7. Require paleontological resource review before any development commences on Chalk Hill.
8. Encourage the use of solar energy for water and space heating.

CONSERVATION

AND

RECREATION

MAP





## OUTDOOR RECREATION

Recreation is a vital part of the Rowland Heights life style. One important aim of this element is to expand recreational facilities including parks, equestrian and hiking trails and bicycle paths.

By established standards--four acres of local parks for each 1,000 residents--Rowland Heights is now deficient approximately 120 acres of local parks. If the area develops to capacity the the deficiency will be 204 acres. The two existing parks, Farjardo Park and Rowland Heights Park, are located in such a way that several heavily populated portions of the community are not well served. These areas include the area west of Fullerton Road and south of Colima Road; the area west of Nogales Street and north of Colima Road; and, the entire area east of Nogales Street and south of Colima Road. This problem will intensify as these areas are more fully developed.

To help rectify this situation the County now requires that the developer of a new residential subdivision provide local park space to serve that subdivision. A specific formula establishes the acreage required based on the size of the subdivision and the potential number of units. The subdivider may also meet this obligation by paying a fee in lieu of some or all of the required acreage. Because of the importance of recreation to the community, this element includes a policy strengthening this ordinance.

The element also suggests priorities for the expenditure of available recreation funds. Because rapid urbanization is drastically diminishing the supply of land suitable for local parks, the emphasis is placed on park land acquisition.

### Recreation Policies

1. Acquire land for local park sites as a first priority.
2. Develop park sites as a second priority.
3. Use school facilities to supplement recreational services provided by local parks.
4. Require that all new subdivisions dedicate land for local parks according to the requirements of the Quimby Law. Fees may be paid in lieu of park land dedication only when the land requirement is less than five acres. Where only part of a given ownership is being developed at a particular time, the amount of park space required will be based on the most intense development allowed on the entire site.
5. Acquire potential park sites in the areas shown on the Land Use Map as funds are available.

6. Obtain rights-of-way for a system of hiking trails, nature walks, and equestrian trails in the areas suggested on the Conservation and Recreation Map. Hazard reduction techniques, including fuel modification, should be practiced along trails that traverse chaparral-covered areas.
7. Develop a network of bikeways as shown on the Conservation and Recreation Map.

## PUBLIC HEALTH AND SAFETY

This element is an integration of the Safety and Seismic Safety Elements required by State Law. It is intended to identify potential fire, seismic, and geologic hazards and to introduce safety considerations into the planning process in order to reduce loss of life, personal injuries, damage to property, and economic and social dislocation.

The two greatest threats to the safety of a suburban community such as Rowland Heights are earthquakes and brushfires. Seismic incidents are an integral part of life in Southern California. Most deaths from earthquake damage can be avoided through proper engineering and land uses which are reasonably related to seismic conditions. Mitigation of geotechnical hazards is dependent upon accurate identification and analysis. A detailed Geologic-Seismic Study of Rowland Heights has been prepared by the Engineering Geology Section of the Los Angeles County Engineer's Office. That report provides the foundation for this element and can be viewed at the offices of the Department of Regional Planning at 320 West Temple Street, Los Angeles, California 90012.

Potential geologic and soils hazards within the community include sediments with low bearing capacity, soil creep, corrosive soils, expansive earth materials, erosion, and sedimentation. These can be readily corrected. Other potential hazard conditions present which are more difficult to correct include high water table, unsupported planes of weakness, unstable slopes, and loose sediments. Potential seismic hazards present include surface faulting, ground shaking, and ground failure from landsliding, cracking, tilting and liquefaction.

The major geologic problem areas in the community include a potential liquefaction zone covering most of the area north of the Pomona Freeway; the Whittier Fault Zone which traverses the southwest corner of the community; unsupported planes of weakness on north-facing slopes; and large areas of low slope stability in the undeveloped southern portion of the community.

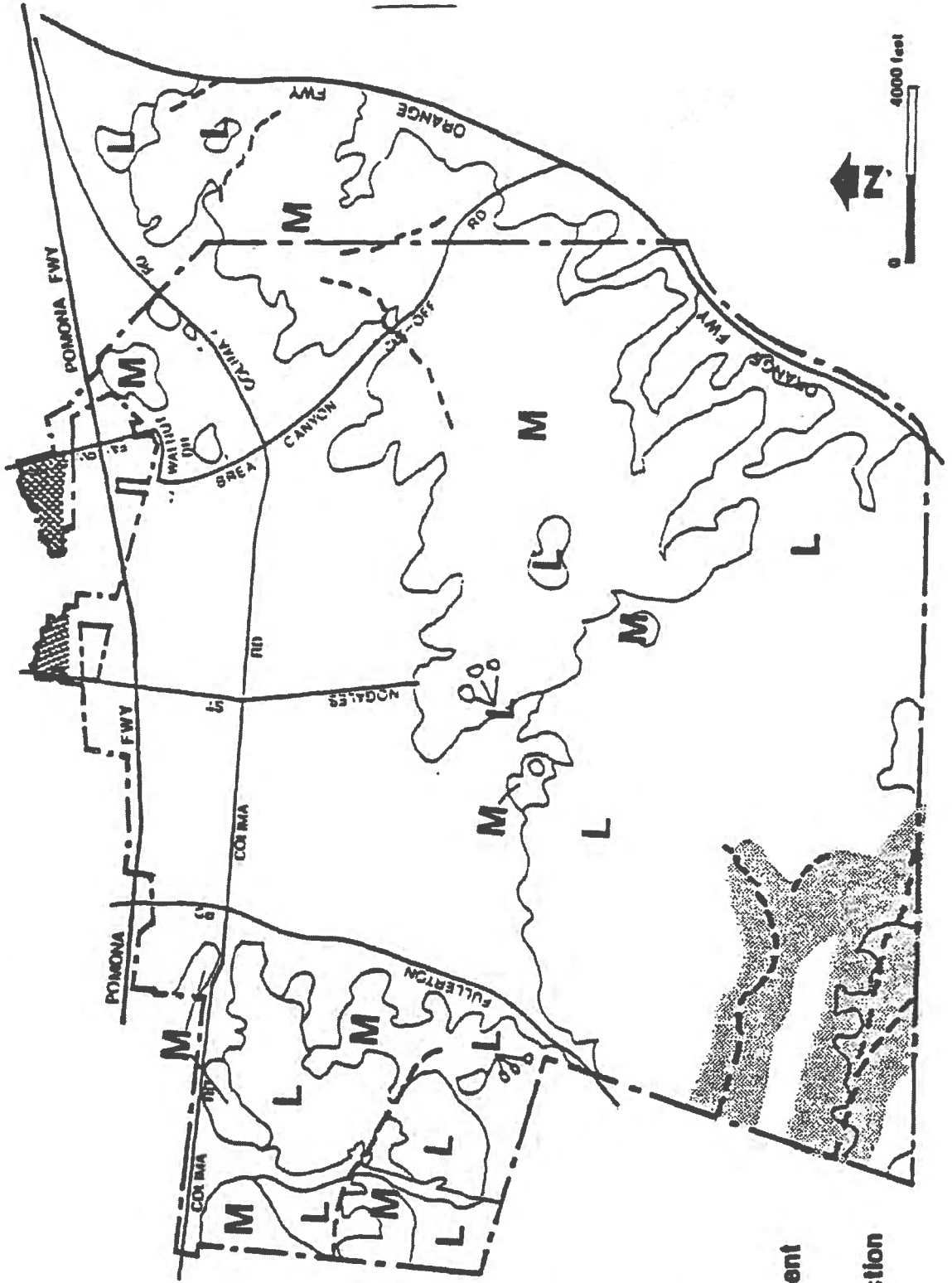
Mitigation of brushfire hazards can be achieved through land uses related to the hazard conditions. Fire sensitive architectural design and fire resistant building materials and vegetation can mitigate the threat of property loss. Strict adherence to brush clearance standards also is an important mitigation measure.

### Safety Policies

1. Establish seismic management zones as defined in the Alquist-Priolo Act within 1/8 mile of either side of the Whittier Fault traces.
2. All proposals for development within a seismic management zone must include an evaluation of the site prepared by a geologist registered in the State of California.

3. Require trenching and other appropriate geologic investigation within 50 feet of the Whittier Fault to determine the presence of active fault traces before development permits are issued.
4. Prohibit the placement of any structure for human occupancy, public or private, across the trace of an active fault.
5. Prohibit the placement of any school, hospital, office building, multiple family residence, commercial structure, or other high intensity use within 50 feet of an active fault trace.
6. Conduct soils and groundwater investigations for any proposed developments in the potential liquefaction zone.
7. Vigorously enforce Building and Safety regulations, especially regarding hillside development.
8. Encourage the use of fire retardant building materials and vegetation in the hillside areas. Vegetation capable of providing soil stability also is encouraged.
9. Enforce strict compliance with Fire Department brush clearance standards.

# ROWLAND HEIGHTS COMMUNITY STUDY AREA



## Geologic-Seismic Hazards

- M Moderately Low Slope Stability
- L Very Low Slope Stability
- Fault Trace
- Seismic Management Zone
- Potential Liquefaction Zone

## HOUSING

State Law requires that every General Plan contain a Housing Element to "make adequate provision for the housing needs of all economic segments of the community". Moreover, the Board of Supervisors of Los Angeles County has adopted a resolution dated November 9, 1976, setting several housing goals, one of which is "an ample supply of decent housing for all families at every level of income and size, dispersed throughout the entire community". In recent years, the rising costs of housing construction and maintenance have further limited the opportunity of some segments of the population to live in decent housing. An intensified effort by the public and private sectors will be required to meet increasing housing needs.

In order to make progress towards the goal of expanding housing opportunities, a methodology has been developed which projects the number of assisted units needed in a given area and their distribution.\*

The methodology is based on the premises that no household should pay more than a reasonable proportion of its annual income for housing and that an ample supply of housing for a variety of income groups should be available in each community. The focus of the Los Angeles County Distribution Policy is the deconcentration and equitable distribution of low and moderate income housing opportunities. The distribution is based on projected employment opportunities, land availability, existing low and moderate income units, as well as projected overall need.

The County-wide Housing Distribution Policy forecasts that by 1985 in the unincorporated East San Gabriel Valley Planning Area there will be a need for 15,600 assisted units. The methodology would assign approximately 2,300 assisted units to the Rowland Heights area.

Additional low and moderate income units can be provided either through new construction or existing units. There are public programs available which are designed to help low and moderate income families with the cost of existing single family homes. Programs also are available to assist in the rehabilitation of single family homes, which would increase the available pool of single family housing for low and moderate income families. Other mechanisms are available to provide assistance to a limited number of units in existing or new multiple unit projects or apartments. In this instance the percentage of assisted units is low enough to ensure that the character of the neighborhood is not seriously impacted.

\*(NOTE: A complete discussion of the Regional Housing Allocation Model methodology can be found in the Los Angeles County Proposed General Plan Housing Element, 1979, Technical Supplement. The Technical supplement states that housing goals should be updated every three years to recognize the changes in public funds availability and changes in the general development conditions of each planning area. It is particularly important that the allocations be re-evaluated in light of data gleaned from the 1980 Census.)

In many suburban communities there is some resistance to housing for lower income families and individuals. Primary concerns of Rowland Heights residents are that residents of lower income housing may require an inordinate level of government services, particularly schools and police. They also fear that the housing will be provided at densities which would worsen traffic congestion and would not be compatible with community character. As mentioned above, Rowland Heights residents feel strongly that they have more than their fair share of attached -- relatively high density -- dwelling units. However, fears need not materialize. As noted earlier, the assisted units may be existing units and may be single family units. Further, a large percentage of the people in the County requiring housing assistance are the elderly and handicapped. Indeed, of the 2,300 assisted units proposed for Rowland Heights, approximately 42% should be for the elderly, 9% for handicapped, 27% for small families and singles while only 22% would be for large families. (These percentages are extrapolated from figures for the East San Gabriel Valley and should be re-evaluated in light of the 1980 Census.) Thus, over half the units would be occupied by the elderly and handicapped. These groups traditionally put no sizable additional burdens on the school system and contribute little to traffic congestion.

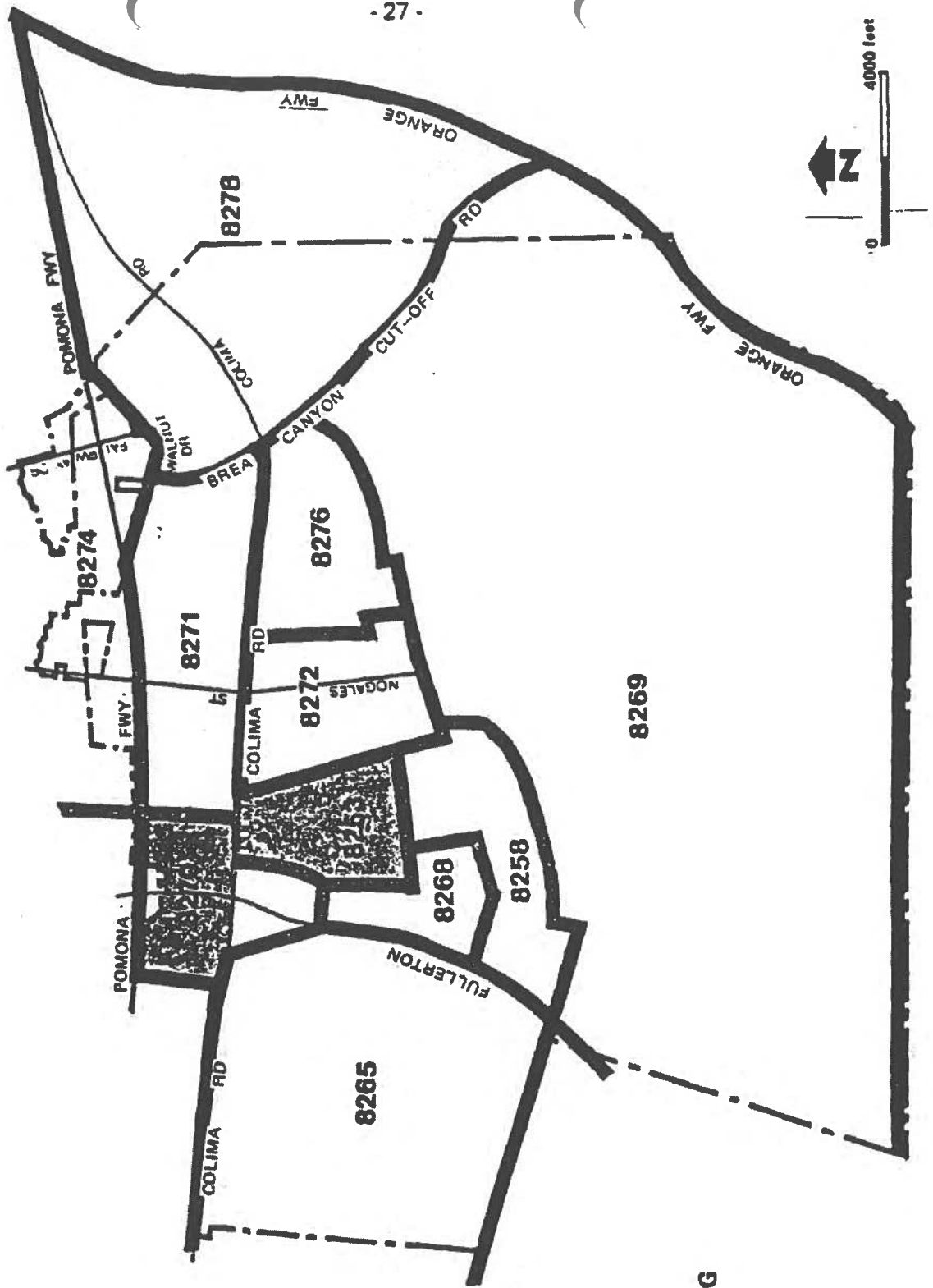
Another problem facing the community is the potential deterioration of large portions of the single family housing stock. In the late 1950's and early 1960's over a thousand homes were built in the community. Several hundred of these have Assessor Class-Quality ratings which are the minimum acceptable for building permits. These neighborhoods may be prone to deterioration in the next ten to fifteen years. A conscientious effort should be made for the maintenance and rehabilitation of these areas. The map on Page 27 delineates these areas.

#### Housing Policies

1. Encourage the equitable distribution of housing for low and moderate income individuals and households throughout the community and the region.
2. Emphasize the role of the private sector in the development of affordable housing.
3. Require that new housing be consistent with the maintenance of community character.
4. Support the formation of community and neighborhood groups within Rowland Heights to encourage development and maintenance of community identity and neighborhood quality.
5. Encourage private enterprise incentives, such as rebates, low interest loans and technical advice for rehabilitation of single family residences.
6. Encourage the provision of an adequate supply of housing in close proximity to jobs.



# ROWLAND HEIGHTS COMMUNITY STUDY AREA



 POTENTIAL HOUSING  
PROBLEM AREAS

## NOISE

The Noise Element provides a basis for local programs to control and abate noise and to protect residents from excessive environmental noise. The element provides quantitative data identifying noise levels and problem areas, delineates areas with acceptable noise levels, and provides policies to mitigate existing and projected noise problems.

### Noise Environment

Vehicle traffic is the major source of noise in Rowland Heights. The areas experiencing the highest noise levels are the corridors adjacent to the major arteries: the Pomona Freeway, Colima Road, Fullerton Road, and Nogales Street. Ldn noise contours have been calculated adjacent to these roadways using analytical noise exposure modeling techniques which yield noise exposure levels in typical situations. These predictive techniques are accurate to + 3dB with accuracy decreasing as the distance from the source increases. Therefore, the contours generated are not absolute lines of demarcation but general indications of bands of similar noise exposure. The map on Page 30 shows the areas which, based on the Ldn calculation, can be assumed to be experiencing noise levels in excess of 60 dBA. Large scale maps showing noise contours in 5 dB increments down to 60 dBA may be viewed in the offices of the Department of Regional

Planning, 320 West Temple Street, Los Angeles, California 90012.

### Noise Sensitive Features

State law requires evaluation of the noise environments of the following noise sensitive facilities: schools, hospitals, rest homes, long term medical or mental health care facilities, or any other use deemed noise sensitive by local jurisdictions. While there are no medical facilities in the community, there are 9 schools which should be monitored. Inasmuch as no agency currently has the financial capability to monitor these sites, exterior noise levels can only be assumed from the noise contours calculated using the Ldn methodology. The Ybarra, Jellick, and Rowland Schools fall partially or wholly within the 60 dBA contour.

### Noise Exposure Inventory

The table on Page 32 shows the number of residences exposed to various levels of noise in excess of 60 dBA. Because the contours indicate only approximate bands of noise exposure, there are ranges of exposure shown for each decibel range. The potential extension of Pathfinder Road as well as further urbanization will increase noise exposure in the community. Increased traffic on existing routes also will result in higher noise levels and larger areas affected by noise. The maps and tables on Pages 34-37 show projected noise corridors and noise exposure.

Policies

1. In areas experiencing exterior noise levels of 65 dBA or more, require that all new residential structures having four or more units be insulated so that interior noise levels do not exceed 45 dBA.
2. Encourage the location of commercial and industrial structures where appropriate along freeway and highway routes.
3. Discourage any new schools, libraries, or medical facilities in areas experiencing noise levels of 65 dBA or more.
4. Encourage the use of car pools, buses and other forms of mass transit.
5. Construct walls, berms and landscaping along the Freeway to reduce community noise exposure.

# ROWLAND HEIGHTS COMMUNITY STUDY AREA

CURRENT NOISE EXPOSURE

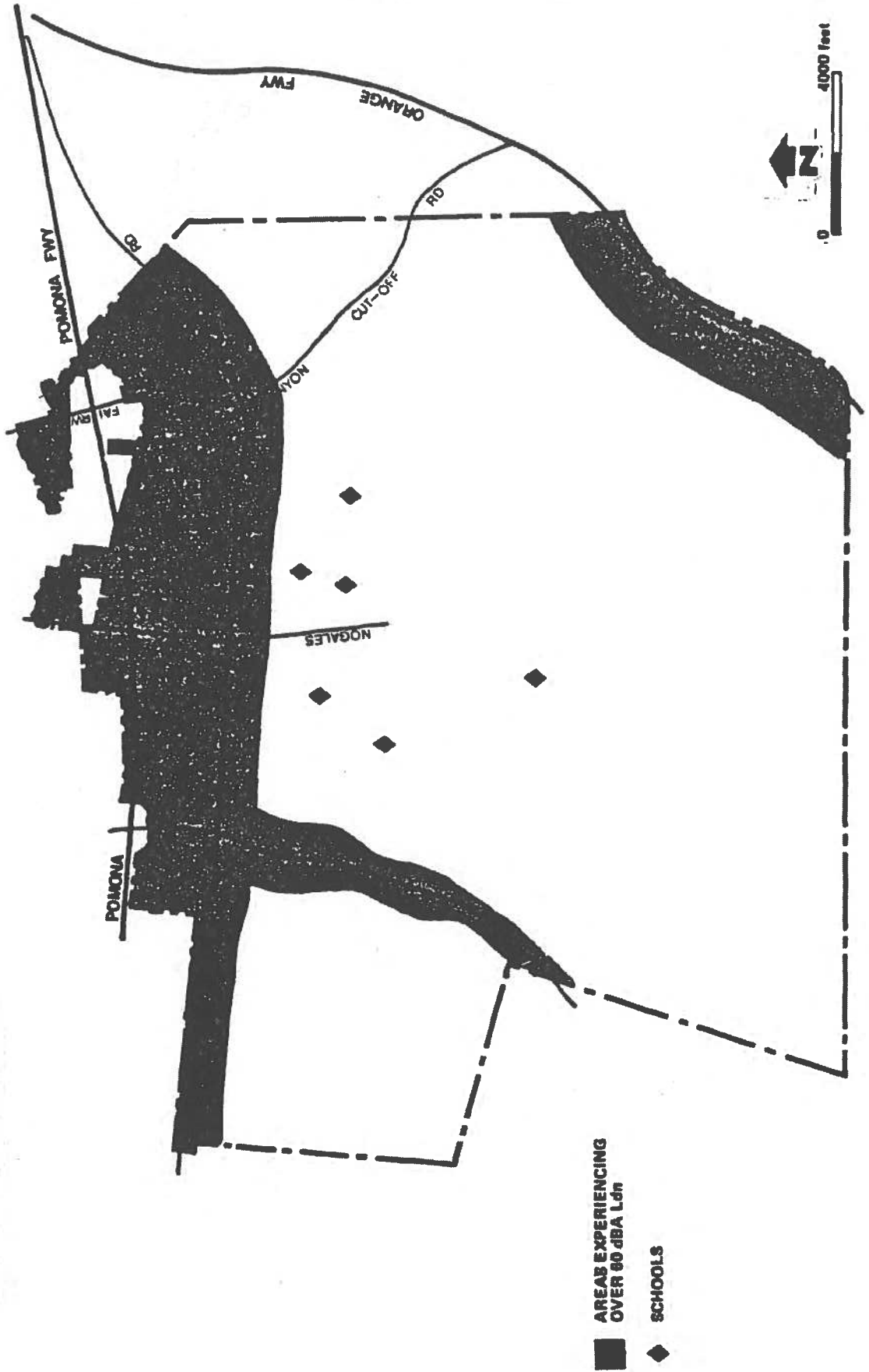
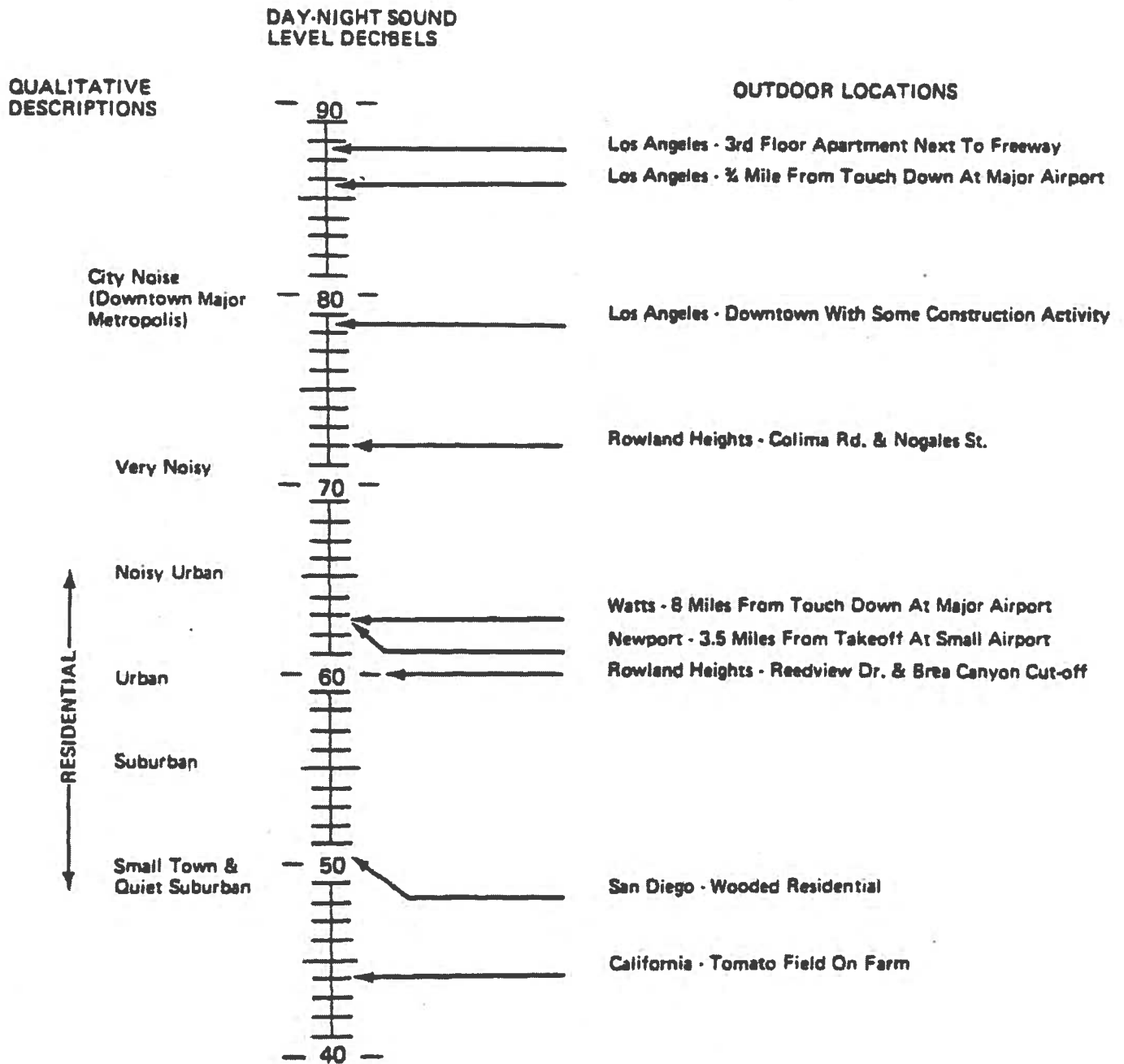
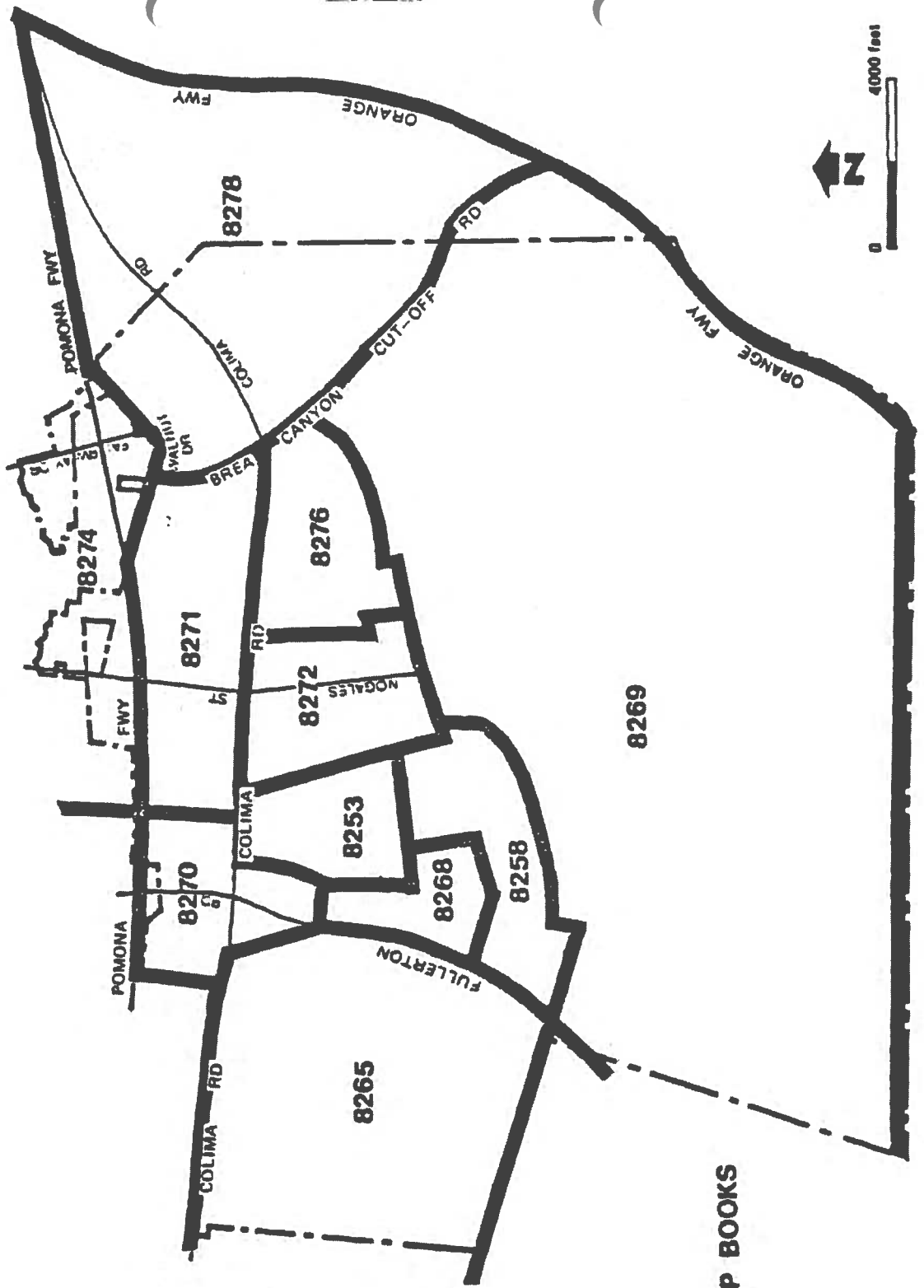


Table II  
**RANGE OF TYPICAL OUTDOOR NOISE ENVIRONMENTS  
EXPRESSED IN TERMS OF DAY NIGHT SOUND LEVEL ( $L_{dn}$ ), dB**



# ROWLAND HEIGHTS COMMUNITY STUDY AREA



ASSESSOR'S MAP BOOKS

Table III  
**CURRENT COMMUNITY NOISE EXPOSURE LEVELS\***

MAP BOOK	85+dB	80-84dB	75-79dB	70-74dB	65-69dB	60-64dB
8253	.	.	.	.	.	.
8258	.	.	.	0-1	1-5	5-10
8265	.	.	.	0-25	30-50	30-85
8268	.	.	.	25-60	70-125	30-85
8269	.	.	.	.	.	.
8270	20-35	15-40	20-240	70-220	105-280	25-130
8271	50-70	60-85	90-125	250-625	425-700	160-350
8272	.	.	.	36-50	40-90	55-100
8274	.	.	.	0-1	.	.
8276	.	.	.	55-90	170-295	110-200
8278 (Part)	.	.	.	20-45	45-120	35-65

\* The figures in each decibel range indicate the potential number of units impacted

# ROWLAND HEIGHTS COMMUNITY STUDY AREA

PROJECTED NOISE EXPOSURE  
AZUSA ALTERNATIVE ALIGNMENT NO. 1

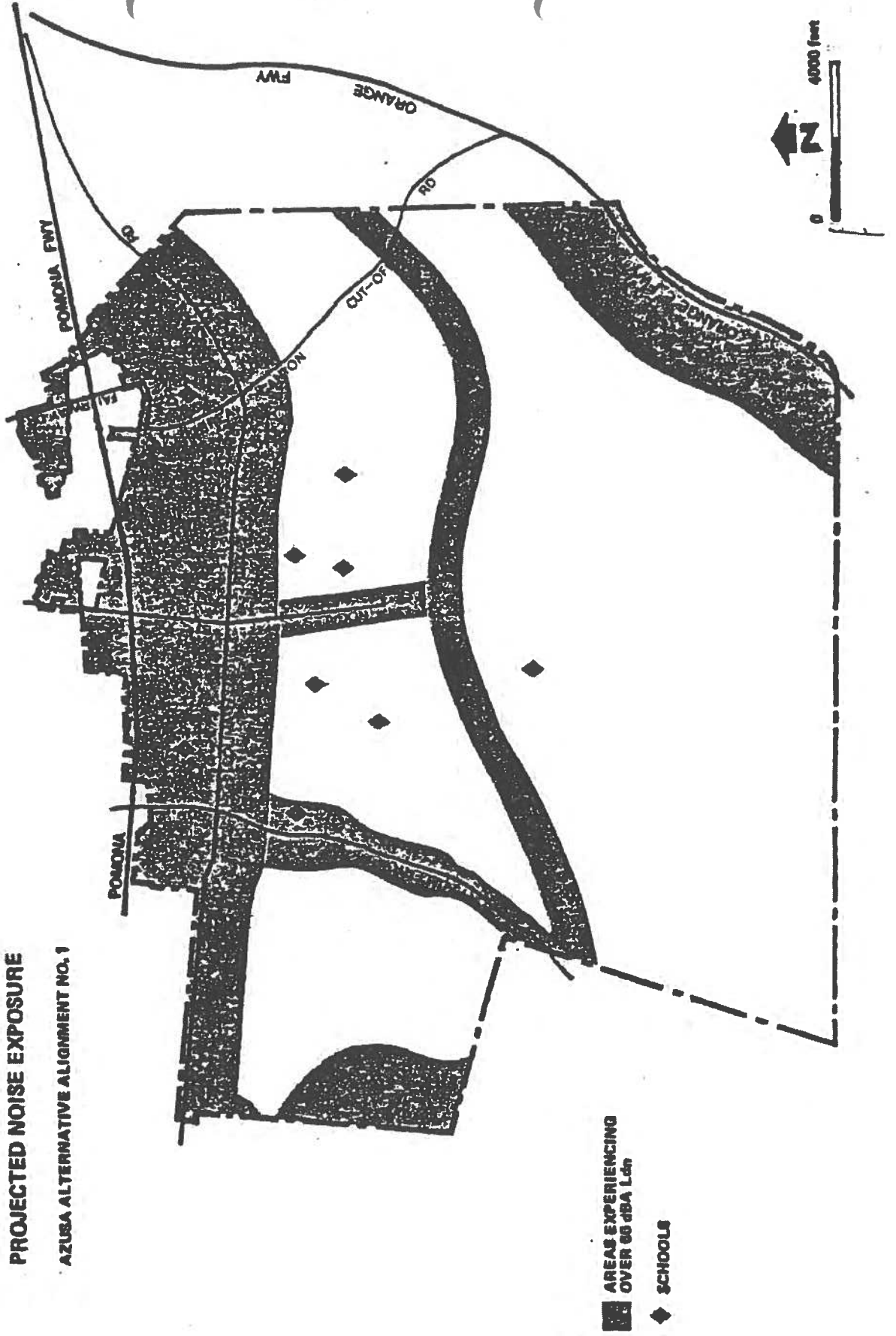




Table XVI A  
**PROJECTED COMMUNITY NOISE EXPOSURE LEVELS\***  
**AZUSA AVENUE ALTERNATIVE NO. 1**

MAP BOOK	85+dB	80-84dB	75-79dB	70-74dB	65-69dB	60-64dB
8253	-	-	9-11	9-21	11-28	31-52
8258	-	-	-	83-114	37-96	114-211
8265†	-	-	207-275	223-307	226-341	126-309
8268	-	-	20-28	58-66	70-125	71-115
8269	-	-	-	54-137	85-247	99-270
8270	20-35	15-40	85-292	394-572	323-528	164-250
8271	54-77	60-85	154-248	385-502	961-1091	348-410
8272	-	-	11-22	49-62	48-152	123-248
8274	-	-	-	0-1	13-13	-
8276	-	-	18-30	37-54	156-281	129-208
8278 (Part)	-	-	18-30	48-61	49-115	93-105
8719	-	-	-	6-10	32-35	33-40

\*The figures in each decibel range indicate the potential number of units impacted

†Based on the extension of Azusa Ave. Alternative No. 1

# ROWLAND HEIGHTS COMMUNITY STUDY AREA

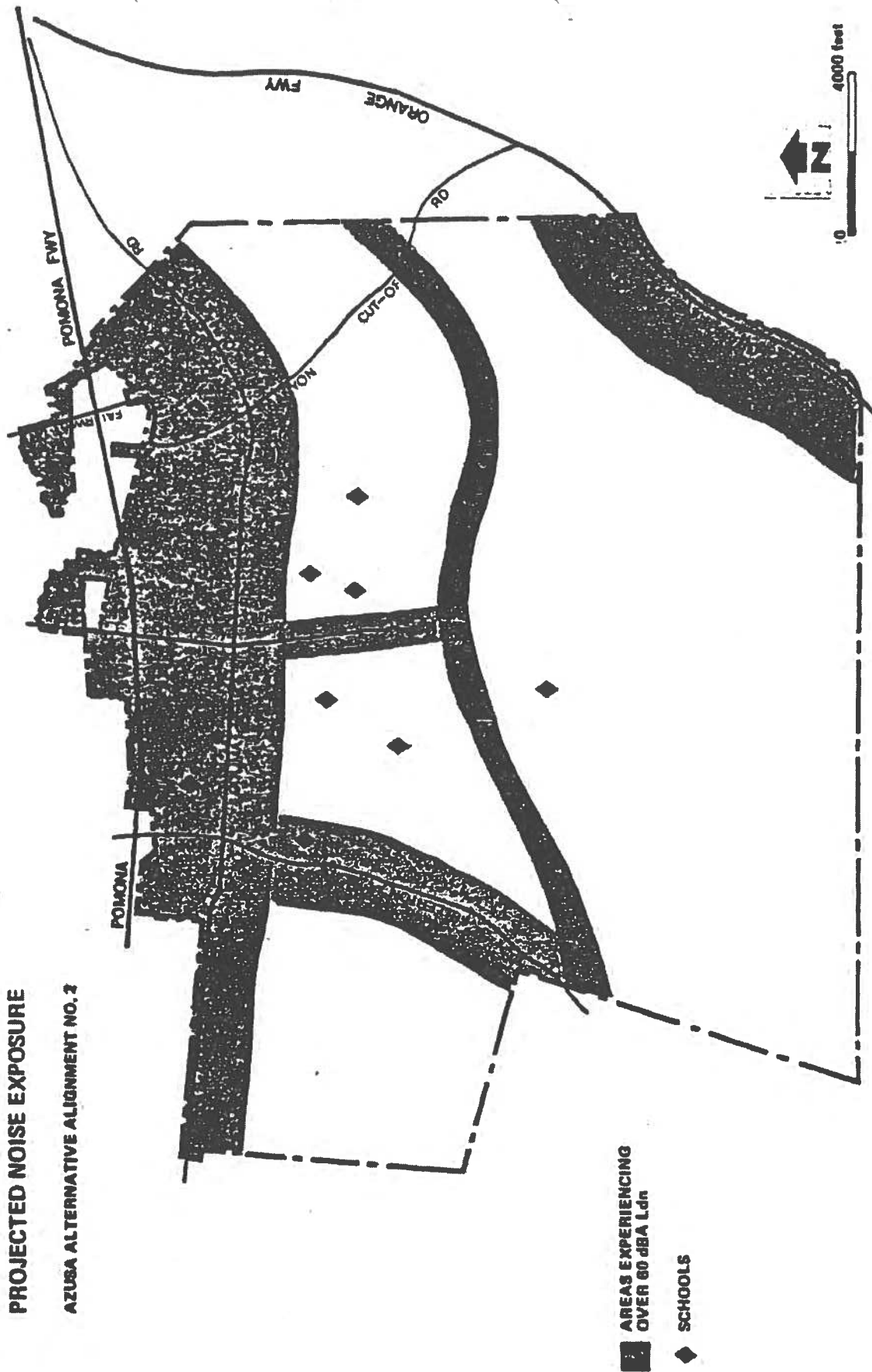


Table XVI B  
PROJECTED COMMUNITY NOISE EXPOSURE LEVELS\*  
AZUSA AVENUE ALTERNATIVE NO. 2

MAP BOOK	85+dB	80-84dB	75-79dB	70-74dB	65-69dB	60-64dB
8253	-	-	9-11	9-21	11-28	31-52
8258	-	-	-	83-114	37-96	114-211
8265 †	-	-	204-263	223-306	225-336	122-295
8268	-	-	20-28	58-66	70-125	71-115
8269	-	-	-	54-137	85-247	99-270
8270	20-35	15-40	95-292	394-572	323-528	164-250
8271	54-77	60-85	154-248	385-502	961-1091	348-410
8272	-	-	11-22	49-62	48-152	123-248
8274	-	-	-	0-1	13-13	-
8276	-	-	18-30	37-54	156-281	129-208
8278 (Part)	-	-	18-30	48-61	49-115	93-105
8719	-	-	-	6-10	32-35	33-40

\*The figures in each decibel range indicate the potential number of units impacted

†Based on the extension of Azusa Ave. Alternative No. 2

## PLAN IMPLEMENTATION

Adoption of the Rowland Heights Community General Plan does not mark the end of the planning process, but rather signals the beginning of activities designed to bring into reality the policies set forth in the plan.

The plan is a decision-making tool which will guide public and private investment in the community. Proposals by public agencies to acquire or dispose of land or undertake construction projects in the community will be reviewed for consistency with the plan.

The County will initiate necessary changes in police power regulations, especially with respect to zoning ordinances, to help assure that private development also conforms to the goals and policies of the plan.

Although the police power provides a valuable tool in plan implementation, it is limited by the fact that it is mainly regulatory in nature. Effectuation of many plan proposals, such as acquisition and development of local parks and establishment of a trail system, will require action programs to be undertaken by various public agencies or formation of special districts. Such programs will depend heavily upon enthusiastic community support. This support demands that the plan be readily available to and understood by the residents and property owners of Rowland Heights.

In order to facilitate community involvement in planning activities, the plan recommends the formation of a Rowland Heights Zoned District. The community is now split into two districts, Puente and San Jose, which sometimes causes confusion regarding public notice of zoning and subdivision cases.

Just as the adoption of the plan does not end the planning process, the plan itself must be periodically reviewed to assure that it continues to address the needs of the community. Amendments to the Rowland Heights Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors. Any such amendment will be reviewed by the Planning Advisory Committee and other interested community groups. In addition at least one advertised community-wide meeting will be held in Rowland Heights during evening hours to discuss the proposed amendment. Finally, no amendment shall become effective until it is subjected to public hearings and approval of the Regional Planning Commission and Board of Supervisors.

The community is encouraged to review and discuss all proposed development projects with the Department of Regional Planning and other appropriate agencies. In the past, the Planning Advisory Committee and Rowland Heights Coordinating Council have performed this function. It is recommended that they continue to provide this service to the community in the future.

# ATTACHMENT 11

**Aera Energy Los Angeles County Properties**  
**Zoning & Land Use <sup>1</sup>**

**Summary** - 2,612 acres, 24 APNS

- 33 modifications to land use reducing Max. Allowed Density by at least 1,400 units
- 14 of 24 properties are affected with modifications to 88% of the total acreage
- Diversity of land uses reduced
- Removal of transitional nature of current land use to a diverse, future land use

**Table**

- > Impacted APN
- > Proposed Zoning Change
- > Proposed Land Use Change

Assessor Parcels		Zoning		Land Use Policy			Max Allowed Density		
Number	Total Acres	Existing	Proposed	Existing	Proposed	LUP Acres	Current Units	Proposed Units	Reduced Units
8269-001-004	295	A-1-5	A-1-5	TON2	RL40	144	144	7	(521)
		A-1-5	A-1-5	TOU1	RL40	118	378	-	
		A-1-5	A-1-5	TON1	RL40	33	7	-	
8269-002-005	2	A-1-5	A-1-5	TOU1	RL10	2	8	0	(8)
8269-002-024	6	A-1-5	A-1-5	TOU1	RL10	6	20	1	(19)
8269-002-003	10	A-1-5	A-1-5	TOU1	RL10	10	32	1	(31)
8269-002-002	11	A-1-5	A-1-5	TOU1	RL10	11	36	1	(35)
8269-002-006	5	A-1-5	A-1-5	TOU1	RL10	5	16	0	(16)
8269-001-016	109	A-1-5	A-1-5	TON1	RL40	51	10	3	(43)
		A-1-5	A-1-5	TON2	RL40	30	30	-	
		A-1-5	A-1-5	N1	RL40	28	6	-	
8269-081-001	63	A-1-5	A-1-5	TON2	RL40	42	42	2	(70)
		A-1-5	A-1-5	TOU1	RL40	8	27	-	
		A-1-5	A-1-5	TON1	RL40	8	2	-	
		A-1-5	A-1-5	N1	RL40	4	1	-	
8269-081-002	199	A-1-5	A-1-5	TON1	RL40	61	12	5	(198)
		A-1-5	A-1-5	TON2	RL40	48	48	-	
		A-1-5	A-1-5	TOU1	RL40	43	139	-	
		A-1-5	A-1-5	O	RL40	26	0	-	
		A-1-5	A-1-5	N1	RL40	21	4	-	
8269-006-002	360	A-1-5	A-1-5	N1	RL40	166	33	9	(78)
		A-1-5	A-1-5	TON1	OS-PR	109	22	-	
		A-1-5	A-1-5	O		73	0	-	
		A-1-5	A-1-5	TOU1		9	29	-	
		A-1-5	A-1-5	TON2		3	3	-	
8269-010-002	555	A-1-5 (72%)	A-1-5	N1	RL40	350	70	14	(304)
		A-2-1 (28%)	A-1-5	O	OS-PR	125	0	-	
			A-1-5	U1		77	247	-	
			A-1-5	TON1		3	1	-	
8269-010-007	341	A-1-5 (78%)	A-1-5	N1	RL40	334	67	9	(59)
		A-2-1 (22%)	A-1-5	TON1		7	1	-	
8269-010-008	332	A-2-1	A-2-1	N1	RL40	332	66	8	(58)
8269-010-010	5	A-2-1	A-2-1	N1	RL5	5	1	1	0
8714-030-001	31	A-2-1	A-2-1	RL10	RL10	31	3	3	0
8714-030-002	38	A-2-1	A-2-1	RL10	RL10	38	4	4	0
8714-029-006	12	A-2-1	A-2-1	RL10	RL10	12	1	1	0
8714-029-005	38	A-2-1	A-2-1	RL10	RL10	38	4	4	0
8714-029-004	28	A-2-1	A-2-1	RL10	RL10	28	3	3	0
8714-029-003	60	A-2-1	A-2-1	RL10	RL10	60	6	6	0
8714-029-002	18	A-2-1	A-2-1	RL10	RL10	18	2	2	0
8714-029-001	14	A-2-1	A-2-1	RL10	RL10	14	1	1	0
8714-028-001	80	A-2-1	A-2-1	RL10	RL10	80	8	8	0
<b>TOTAL</b>	<b>2,612</b>					<b>2,612</b>	<b>1,534</b>	<b>93</b>	<b>(1,441)</b>
							<b>Units</b>	<b>Units</b>	<b>Units</b>

<sup>1</sup> For illustrative purposes only, this is not an actual or proposed development plan and unintentional, inadvertent errors may exist. The above parcel, acreage, zoning and land use policy designation data is based on publicly available information.

# ATTACHMENT 12

## Adler, Noah

---

**From:** Smith, David  
**Sent:** Wednesday, January 24, 2024 9:49 PM  
**To:** Kathy Park  
**Cc:** Waggener, Sigrid; Royer KF (Kendrick) at Aera  
**Subject:** RE: Redwood City General Plan

No apologies necessary, Kathy. We're never really off the clock, right? Thank you for getting back to us. I would appreciate, however, the position of County Counsel relative to the affirmative assurance in the DEIR that land use densities would not be changed in the conversion to existing General Plan designations. There were certainly many alternatives more in alignment with the Community Plan designations than RL 40. As I recall, the anticipated densities went from somewhere over 1,500 units to 65 or so. Can County Counsel's office please provide the rationale how the RL 40 designation is in alignment with the affirmation of the DEIR? Happy to get on the phone tomorrow if there is any ambiguity in our request. Thx. D.

**David Smith, LL.M.**  
Partner

---

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**From:** Kathy Park <KPark@counsel.lacounty.gov>  
**Sent:** Wednesday, January 24, 2024 9:26 PM  
**To:** Smith, David <DCSmith@manatt.com>  
**Cc:** Waggener, Sigrid <SWaggener@manatt.com>; Royer KF (Kendrick) at Aera <KRoyer@aeraenergy.com>  
**Subject:** RE: Redwood City General Plan

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Hi David,

Thank you for checking back in with me. I apologize the late evening email. I had a chance to convey Aera's request and concerns to the department. To my understanding, there are no changes to the plan at this point. If there is anything else you'd like to discuss, I'm available tomorrow morning.

Thank you,

**Kathy Park**  
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**From:** Smith, David <[DCSmith@manatt.com](mailto:DCSmith@manatt.com)>  
**Sent:** Wednesday, January 24, 2024 9:07 AM  
**To:** Kathy Park <[KPark@counsel.lacounty.gov](mailto:KPark@counsel.lacounty.gov)>  
**Cc:** Waggener, Sigrid <[SWaggener@manatt.com](mailto:SWaggener@manatt.com)>; Royer KF (Kendrick) at Aera <[KRoyer@aeraenergy.com](mailto:KRoyer@aeraenergy.com)>  
**Subject:** RE: Redwood City General Plan

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Hi Kathy.

Just checking back in. We left our last conversation with next steps being reconnecting this week after you had a chance to connect with your County network. Is there a convenient time in the next couple of days to connect. Also, I meant to ask in our meeting your perspective on the attached provisions of the DEIR. Basically, in the table documenting proposed land use changes, it affirms that changes that are merely to conform use designations to existing General Plan uses "would not change the density" of such parcels. As I think we all agree, Aera's parcels were subject to a substantial and material change in density. See the attached, as highlighted.

Looking forward to continuing our discussion. Let us know what works on your end. Thx. D.

**David Smith, LL.M.**  
Partner

---

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**From:** Kathy Park <[KPark@counsel.lacounty.gov](mailto:KPark@counsel.lacounty.gov)>  
**Sent:** Friday, January 19, 2024 7:22 AM  
**To:** Smith, David <[DCSmith@manatt.com](mailto:DCSmith@manatt.com)>  
**Cc:** Waggener, Sigrid <[SWaggener@manatt.com](mailto:SWaggener@manatt.com)>; Royer KF (Kendrick) at Aera <[KRoyer@aeraenergy.com](mailto:KRoyer@aeraenergy.com)>  
**Subject:** RE: Redwood City General Plan

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Thank you, David. Have a great weekend!

**Kathy Park**  
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**From:** Smith, David <[DCSmith@manatt.com](mailto:DCSmith@manatt.com)>  
**Sent:** Thursday, January 18, 2024 8:50 PM  
**To:** Kathy Park <[KPark@counsel.lacounty.gov](mailto:KPark@counsel.lacounty.gov)>

Cc: Waggener, Sigrid <[SWaggener@manatt.com](mailto:SWaggener@manatt.com)>; Royer KF (Kendrick) at Aera <[KRoyer@aeraenergy.com](mailto:KRoyer@aeraenergy.com)>  
Subject: RE: Redwood City General Plan

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Good evening, Kathy.

Yes, that is the correct Appendix A. My apologies you had to go fishing for it – I should have realized it wasn't immediately clear on the link to the General Plan as whole.

Also, it was clear you were listening intently and taking copious notes on our call, which we greatly appreciate. But in the interest of thoroughness, I thought I would pass along my own notes on our main concerns as discussed today, and a bit more specificity underlying those concerns. For what it is worth, my notes are here:

- I. **Maintain the Status Quo and Convene Stakeholder-Inclusive Visioning Process**
  - A. Aera's request is simply to maintain the status quo and provide for a future stakeholder-inclusive process to consider the full future potential of the site including affordable housing, renewable energy, natural resource conservation and enhancement, active recreation, and other public benefits.
  - B. While remaining part of the ESGV Area Plan, as to Aera's property, maintain the transition-envisioning uses of the Rowland Heights Community Plan.
  - C. Append the Rowland Heights Community Plan to the ESGV Area Plan and make simple reference in body of the ESGV Area Plan that the Community Plan continues to govern allowable uses for Aera's property
    1. Prior precedent: Redwood City General Plan
      - a. <https://www.redwoodcity.org/departments/community-development-department/planning-housing/planning-services/general-plan-precise-plans/general-plan>
      - b. Appendix A: <https://protect-us.mimecast.com/s/BBXCCjROnLI2JBxntWtpBf?domain=redwoodcity.org>
  - D. Include in any Resolution adopting the ESGV Area Plan direction to staff to outline a process to convene all interested stakeholders to vet the best future uses for transition post energy production activities.
  - E. Elimination of any change as to present uses of the Aera property does not require renewed or additional CEQA analysis because status quo maintained.
- II. **CEQA Process Devoid of Notice and Substantive Analysis of Aera Property Use Restriction**
  - A. Neither the draft ESGV Area Plan nor the Draft EIR made any specific mention of the conversion of the use allowances for Aera's property to RL 40 (i.e., one residential unit per 40 acres, the most restrictive existing use category possible).
  - B. All advance notices describing the ESGV Area Plan referenced the intensification of uses in proximity to transit hubs and corridors. There is no mention whatsoever of alteration of allowable uses on the Aera property.
  - C. When confronted with the absence of any mention of, let alone analysis of, the degradation of use allowances on the Aera property, there was no contradiction but rather an assertion that an "interactive website" somehow cured the legally fatal omission after the close of public comment on the Draft EIR.
    1. This is false and contrary to CEQA statutes and Guidelines.
  - D. An assertion in the Response to Comments on the Draft EIR that no analysis under CEQA was required for the material degradation of use allowance for the Aera property is unsupported by any substantial evidence given the failure to reference or in any way analyze the use restriction.

- E. The omission of the degradation of use allowance for Aera’s property from the Draft EIR’s Project Description renders the entire Draft EIR and review process fatally defective.
- F. Response to Comments re Notice to Aera Inaccurate and Misleading
  - 1. We were very disappointed to find that the Response to Comments regarding notice to Aera prior to the closing of the public comment period on the Draft EIR was, at best, misleading and, at worst, outright false. Specifically, the Response to Comments erroneously claimed the following:
    - a. ***Aera Energy LLC (2020 Saturn Street, Suite 101, Brea, CA 92821) was included on the Project’s April 2022 Notice of Preparation, January 2023 Notice of Zone Change, and February 2023 Draft PEIR Notice of Completion/Notice of Availability lists to receive email and postal mail notifications about the Project***
      - i. This is the Notice of Preparation for the Draft EIR
        - l) [https://planning.lacounty.gov/wp-content/uploads/2023/03/00\\_ESGVAP-NOP-04-28-2022\\_ENGLISH-FINAL.pdf](https://planning.lacounty.gov/wp-content/uploads/2023/03/00_ESGVAP-NOP-04-28-2022_ENGLISH-FINAL.pdf)
      - ii. The primary focus of the Area Plan is characterized as: “Proposed land use changes to increase housing and enhance commercial and residential development within one mile of major transit stops, within a half mile of high-quality transit areas (HQTAs), near major intersections where there is accessibility to existing or proposed frequent transit and commercial services. The goal of these land use changes is to target growth near transit and active transportation facilities and everyday commercial services, and coordinate growth with improvements and investments that support walkable, thriving, and connected communities.”
      - iii. Nothing in the Notice of Preparation would alert the reader that any provision of the proposed ESGV Area Plan would include a degradation of allowable uses for the Area property or anywhere in the Area Plan boundary.
    - b. ***Noah Adler (nadler@manatt.com), representative for Aera Energy, was added to the Project’s contact list on May 6, 2022 via a County Department of Regional Planning sign-up form***
      - i. Perhaps most egregious of all – it is accurate that Mr. Adler registered on a County contact list but it was for a completely separate and unrelated project – the County Oil Well Ordinance. There is no connection whatsoever to the ESGV Area Plan.
    - c. ***Aera Energy LLC was mailed a Notice of Zone Change in January 2023***
      - i. There was no “Notice of Zone Change” mailed in January 2023
      - ii. Interpreting this as referring to the Notice of Availability of the Draft EIR for the ESGV Area Plan, again, there is no reference whatsoever in the Notice that would alert the reader to a proposed degradation of use allowance included in the ESGV Area Plan as to Aera’s property or at all.
        - l) [https://planning.lacounty.gov/wp-content/uploads/2023/02/ESGVAP\\_NOA\\_ENGLISH\\_FINAL.pdf](https://planning.lacounty.gov/wp-content/uploads/2023/02/ESGVAP_NOA_ENGLISH_FINAL.pdf)
        - ll) The primary focus of the ESGV Area Plan is described as: “Proposed land use changes to increase housing and enhance commercial and residential development near major transit stops and along major corridors within no more than one-mile radius of major transit stops and half-mile radius of high-quality transit areas (HQTAs) near major intersections where there is accessibility to existing or proposed frequent transit and commercial services.”
        - lll) There is no mention or suggestion whatsoever in this document of a degradation of the use allowances for any properties in the ESGV Area Plan, including any reference to changes for the Aera Property.

### III. Metro Area Plan Altered to Incorporate Exact Process Aera Requesting

- A. Along a concurrent path with consideration and processing of the ESGV Area Plan, the County was also processing a Metro Area Plan.
- B. As with the ESGV Area Plan, the County utilized the same questionable practice of sending parcel-specific notice of proposed use changes/restrictions *after* the close of the public comment period on the Draft EIR.
- C. Apparently, there was significant objection to proposed restrictions on allowable uses in industrial regions.
- D. In response to the objections to industrial parcel owners and operators, the proposed changes in use allowances for industrial parcels was removed from the Metro Area Plan and a five-year stakeholder evaluation process specified instead.
- E. The Metro Area Plan, as amended to remove the industrial use restrictions, will be before the Board at the same hearing as the ESGV Area Plan
- F. The substitution of a focused, stakeholder-inclusive evaluation process for imposition of objectionable use restrictions is precisely what Area is requesting for the ESGV Area Plan.

We look forward to circling back up next week after you have had the opportunity to confer with your team. Again, many thanks for your attention to our concerns. D.

**David Smith, LL.M.**  
Partner

---

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---

**From:** Kathy Park <KPark@counsel.lacounty.gov>  
**Sent:** Thursday, January 18, 2024 5:54 PM  
**To:** Smith, David <DCSmith@manatt.com>  
**Cc:** Waggener, Sigrid <SWaggener@manatt.com>  
**Subject:** RE: Redwood City General Plan

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Thanks, David. Do you have a link to Appendix A? I found this on the Redwood City website and want to make sure it's the right document - [Microsoft Word - Appendix A.doc \(redwoodcity.org\)](#)

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**From:** Smith, David <[DCSmith@manatt.com](mailto:DCSmith@manatt.com)>  
**Sent:** Thursday, January 18, 2024 1:44 PM  
**To:** Kathy Park <[KPark@counsel.lacounty.gov](mailto:KPark@counsel.lacounty.gov)>  
**Cc:** Waggener, Sigrid <[SWaggener@manatt.com](mailto:SWaggener@manatt.com)>  
**Subject:** Redwood City General Plan

**CAUTION:** External Email. Proceed Responsibly.

Many thanks again for taking the time with us today, Kathy. As discussed, here are the relevant materials from Redwood City:

Redwood City General Plan: [General Plan | City of Redwood City](#)  
The Land Use Element is attached. See page BE-41.

Let us know when you'd like to circle back up. D.

**David Smith, LL.M.**  
Partner

**Manatt, Phelps & Phillips, LLP**

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# ATTACHMENT 13



3. Prevent significant, avoidable impacts to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
4. Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

## ES.2 Project Description

State CEQA Guidelines Section 15124(b) requires an EIR to include a statement of objectives sought by the Project. The Project's statement of objectives is defined below:

The Metro Area Plan aims to build off the character and existing assets of each of the seven unincorporated communities by identifying opportunities for equitable and sustainable investment while addressing issues and concerns voiced by community members. A primary goal of the proposed Project is to consolidate regulations that currently exist across multiple platforms and to simplify and streamline land-use and zoning regulations in the Project area. The Project would implement land use and zoning recommendations from the Housing Element and considers environmental justice and equity to set forth land uses and policies that address topics such as: the need for affordable housing; strategies to reduce vehicle miles traveled and improve air quality; economic development; reductions to industrial-related environmental hazards; identification of culturally significant landmarks and community practices; and strategies to facilitate and support community-serving green spaces in urban areas. The Metro Area Plan would serve as the primary planning document for the Project area and all land uses would be governed by the Metro Area Plan.

The Project would establish the Metro Area Plan, which, in accordance with the Planning Areas Framework Program of the General Plan, is intended to guide regional-level growth and development within the unincorporated communities of the Metro Planning Area (i.e., the Project area). As a component of the General Plan, the Metro Area Plan would help achieve a shared vision for the Project area by providing a planning framework for the County, the development community, business owners, and residents that would shape the growth of the Project area through horizon year 2035. The Metro Area Plan would serve several important roles, including: (1) setting direction for County Administration, County Staff, and elected and appointed officials including County Planning Commissioners regarding the long-range land use needs of those who work, live, and play in the Project area; (2) informing community-based organizations, business owners, developers, designers, and builders of the County's plans for the future and development priorities; and (3) communicating the agreed upon future form of the Project area communities to ensure accountability of decision-makers in achieving the goals of Metro Area Plan.

In addition to providing a framework for growth within the Project area, the Metro Area Plan also addresses land-use policy issues that are specific to the unique characteristics and needs of each Project area community. These communities are currently subject to numerous and often overlapping plans, policies, and regulations. The Project would consolidate similar regulations that currently exist across multiple plans to simplify and streamline land use and zoning regulations in the Project area, while also proposing (or retaining existing) community-specific goals, policies, and regulations that reflect the unique character and concerns of each community. Finally, the County would

use implementation of the Project as an opportunity to correct administrative zoning errors resulting in incongruencies between the existing General Plan land use designation and zoning of select parcels in the Metro Planning Area.<sup>1</sup>

Future development and redevelopment in the Project area is expected to occur as a result of implementation of the Project's land use and zoning changes. The Project would implement the land use and zoning changes set forth in General Plan's recently adopted Housing Element 2021-2029 (Housing Element); allow for neighborhood-serving Accessory Commercial Units (ACUs) within select residentially-zoned parcels;<sup>2</sup> and create two new County-wide industrial zones to promote cleaner industrial uses, such as small-scale urban manufacturing and life-science, research, and development uses. The Project is considered and analyzed programmatically in this Draft PEIR; and the components of the Project summarized below were determined to result in quantifiable growth in population and employment. Methodologies used to calculate the anticipated housing, population, and employment growth resulting from implementation of the Project are discussed in further detail in Chapter 3 and Appendix B-3 of this Draft PEIR.

1. The Project would implement the land use and zoning changes set forth in the recently adopted Housing Element, which required upzoning to accommodate additional dwelling units beyond the existing residential development capacity of the Metro Planning Area. These land use and zoning changes are required to meet the County's 6th Cycle Regional Housing Needs Allocation (RHNA). The Metro Area Plan includes land use changes that would facilitate development of approximately 30,968 additional dwelling units within the Project area.<sup>3</sup> The buildout of these dwelling units would result in approximately 108,390 additional Project area residents. The proposed rezoning is illustrated in Figures 3-1a through 3-1g, Proposed Zoning, while the proposed General Plan land use redesignations are illustrated in Figures 3-2a through 3-2f, Proposed General Plan Land Use.
2. The Project would allow for the development of ACUs on lots in residentially zoned areas as an accessory use to a primary residence within the Project area. The intent is to encourage local-serving retail and essential services and promote walkable access to these essential services and healthy foods. Based on collected data, research, and the set of CEQA assumptions used for this analysis, it is projected that approximately 106 parcels (approximately 3.8% of all residentially zoned corner lots) in the Project area may develop ACU's, which would generate approximately 176 new jobs. Please refer to Section 2, Environmental Setting of this PEIR for Figures 2-4a through 2-4g, Existing Zoning, for a distribution of the residential zones (e.g., Single-Family Residential [R-1], Two Family Residential [R-2], Limited Density Multiple Residence [R-3]) within the Project area where ACUs would be permitted on corner lots, if deemed compliant with regulations.
3. The Project would create two new County-wide zones: Artisan Production and Custom Manufacturing (M-0.5) and Life Science Park (LSP) and would implement these zones within Project areas that are currently zoned and designated for industrial uses. As illustrated in in Figure 3-1a, Figure 3-1c, Figure 3-1f, and

---

<sup>1</sup> The proposed administrative "cleanup" would bring applicable parcel zoning into accordance with the existing General Plan designation and would not affect the potential buildout or the existing uses on these parcels. A full list of the parcels affected is provided as Appendix B-4, Administrative Cleanup of Metro Planning Area Zoning Data, of this Draft PEIR.

<sup>2</sup> Accessory Commercial Units (or ACUs) refer to instances of neighborhood scale retail and commercial uses, such as corner markets (*tienditas*), cafes, or in-home businesses, within residential-only zones. Although not always formally recognized by the County, ACUs are already part of the cultural fabric in many Project area communities. Accommodating future development of ACUs acknowledges the prevalence of an existing cultural pattern and provides a regulatory framework that allows for the formalization of this type of commercial activity in residential neighborhoods.

<sup>3</sup> In addition to the parcels identified in the Housing Element, the County has proposed to rezone and redesignate three additional parcels to accommodate housing. These parcels are Assessor Parcel Number (APN) 6202003023 in Walnut Park, APN 6181029033 in East Rancho Dominguez, and APN 6130008046 in West Rancho Dominguez-Victoria. These sites are reflected in the dwelling unit and population estimates provided in Table 3-4, Population and Housing Buildout for the Project Area.

4.19-12 West Rancho Dominguez-Victoria LACSD Trunk Sewer Outlets ..... 4.19-20

4.19-13 Existing Solid Waste Output – West Rancho Dominguez-Victoria..... 4.19-21

4.19-14 Willowbrook LACSD Trunk Sewer Outlets ..... 4.19-21

4.19-15 Existing Solid Waste Output – Willowbrook ..... 4.19-22

4.19-16 Projected Project-Related Increase in Sewer Loads ..... 4.19-26

4.19-17 Projected Project-Related Increase in Water Demand ..... 4.19-30

4.20-1 County Code Land Use and Building Regulations Pertaining to Wildfire .....4.20-5

4.20-2 Proximity of Project Area to Fire Hazard Severity Zones..... 4.20-10

4.20-3 Project Area Los Angeles County Fire Department Stations..... 4.20-14

6-1 Summary of Environmental Impacts..... 6-2

6-2 Housing, Population, and Employment Projections ..... 6-7

6-3 Alternative A: Existing Planned Buildout Projections (2035)..... 6-8

6-4 Alternative A: Project Area Buildout Conditions (2035)..... 6-9

6-5 Alternative A: Project Buildout Conditions and Planned Buildout Comparison (2035) ..... 6-9

6-6 Comparison of Project and Alternatives Impacts ..... 6-35

6-7 Alternatives Comparison for Project Objectives ..... 6-36

**APPENDICES**

A-1 Notice of Preparation

A-2 Notice of Preparation Comment Letters

B-1 Housing Element Existing Capacity Sites (Project Area)

B-2 Housing Element Rezone Sites (Project Area)

B-3 Buildout Methodology

B-4 Administrative Consistency Changes for Zoning and Land Use Policy Maps

C Air Quality and Greenhouse Gas Emissions Modeling Data

D CNDDDB, CNPS Inventory, and IPaC Records

E-1 Metro Area Plan Historic Context Statement

E-2 Confidential CHRIS Records Search

E-3 Confidential Paleontological Records Search

F-1 Drainage System Memorandum

F-2 Public Water System Study Memorandum

G Noise Modeling Worksheets

H-1 VMT Modeling Assumptions and Results for the Metro Area Plan (MAP) Program EIR

H-2 VMT Consistency Analysis Memo

H-3 Los Angeles Metro Area Plan Mobility Existing Conditions and Literature Review

I-1 NAHC Sacred Land Files Results and AB 52 and SB 18 Notification Letters

I-2 Confidential Communications

J Sanitary Sewer Infrastructure Memorandum

K Public Services Letter Responses

kitchen complexes in certain commercial and industrial zones by referencing to the applicable provisions of Title 22; and require CUPs for schools in the mixed-use zones.

### **East Los Angeles 3<sup>rd</sup> Street Plan**

The Project would amend the East Los Angeles 3<sup>rd</sup> Street Plan to allow Accessory Commercial Units (ACUs) on certain lots in the residential transect zones; allow shared kitchen complexes in certain commercial transect zones; clarify regulations on blade signs; and require CUPs for schools in certain commercial transect zones and delete the definition of “school” which is inconsistent with the Countywide definition.

## Technical Clean-Up Project Components

### Other Zoning and Land Use Policy Maps Changes

**Rezoning Agriculturally Zoned Lots to Residential.** The Project would rezone existing A-1 (Light Agricultural) parcels in East Rancho Dominguez to Single Family Residential (R-1) and Limited Density Multiple Residence (R-3), would rezone two parcels in West Athens-Westmont to Open Space (OS), and would rezone one parcel in Florence-Firestone from A-1 to R-2. Select agricultural activities and land uses (e.g., community gardens) that may occur under existing conditions would still be allowed under the proposed R-1 and R-3 zoning. However, some agricultural-type land uses would be subject to a Conditional Use Permit (e.g., crops, including field, tree, bush, berry, and row; and plant nurseries, propagation of nursery stock only) under residential zoning (refer to Section 4.2, Agriculture and Forestry, of this Draft PEIR for further discussion of allowable agricultural uses under residential zones). Residential uses are currently allowed under the A-1 zones, and no density increase would be proposed or would occur on these parcels because of the proposed Project’s rezone to residential.

**Other Clean-Up on Zoning and Land Use Policy Maps.** The Project proposes to rezone and/or redesignate additional parcels within the Metro Planning Area for two main purposes. Due to limited mapping technology in the past, various mapping errors occurred such as the inadvertent omissions of mapping the assigned zoning and/or land use designations for some parcels or the mapped zoning and/or land use designation boundaries of various properties were not aligned with the actual property lines, which resulted in some parcels having split zoning and/or split land use designations. As such, the proposed zoning and/or land use designation changes for this group of properties are intended to correct the mapping errors or misalignments to reflect the correct zoning and/or land use designations for these parcels. The proposed zoning changes for the other group of properties are intended to make the zoning consistent with the General Plan land use designations. These proposed rezoning will not increase the potential buildout densities of the affected parcels. Therefore, the potential buildout impacts of these parcels have been considered and evaluated in the adopted 2015 County General Plan EIR. As such, no further analysis of this Project component is necessary. The list of properties and proposed zone changes and/or land use designation changes is provided in Appendix B-4, Administrative Consistency Changes for Zoning and Land Use Policy Maps, of the Draft PEIR.

### **Amendment to the General Plan Land Use Legend**

The Project proposes to amend the General Plan Land Use Legend (Table 6.2 of the General Plan) to delete references to the East Los Angeles Community Plan, Walnut Park Neighborhood Plan, and West Athens-Westmont Community Plan in the note for the General Commercial (CG) land use designation, since these existing community/neighborhood plans will be rescinded.

noted within this assessment, the actual locations of project development (and its chronologic sequence or concurrence) that may be implemented in the future are speculative.

The existing County General Plan, state farmland maps, and aerial images were used to evaluate known agricultural, timberland, and/or forest resources located in the Project area. The potential for the proposed Project to impact agricultural, timber, and/or forest resources is dependent on where within the Project area rezoning would occur, and subsequent future development as a result of the Metro Area Plan.

#### 4.2.2.2 Thresholds of Significance

In accordance with the County's Environmental Checklist Form (Initial Study) and Appendix G of the State CEQA Guidelines, the applicable thresholds of significance with regard to agriculture and forest resources are listed below. A project may have a significant impact if it would:

- Threshold 4.2-1:** 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 of the California Resources Agency, to non-agricultural use.
- Threshold 4.2-2:** Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract.
- Threshold 4.2-3:** Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).
- Threshold 4.2-4:** Result in the loss of forest land or conversion of forest land to non-forest use.
- Threshold 4.2-5:** 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.

#### 4.2.2.3 Land Use Changes, Programs, and Policies

As discussed in Section 3.3.3, Project Related Growth, and Section 3.4, Project Buildout and Assessment Methodology of Chapter 3, Project Description, of the Draft PEIR, implementation of the Metro Area Plan would result in changes to land use designations and zones, which would allow for additional future development to occur.

As part of the administrative "clean-up" discussed in Chapter 3, Project Description, and included in Appendix B-4 of this Draft PEIR, the Project would rezone existing A-1 (Light Agricultural) zoned parcels in East Rancho Dominguez, Florence-Firestone, and West Athens Westmont to R-1 or R-2 to be consistent with the existing General Plan land use designations applicable to these parcels.

Select agricultural activities and land uses (e.g., community gardens) that may occur under existing conditions would still be allowed under the proposed zoning. However, some agricultural-type land uses would be subject to a Conditional Use Permit (e.g., crops, including field, tree, bush, berry, and row; and plant nurseries, propagation of nursery stock only) under the proposed residential zoning, as shown in Table 22.18.030-B, Principal Use Regulations for Residential Zones, of the County Code. Existing residential uses under the current zoning are

In general, some land use goals of these plans, including the initial West Athens-Westmont Community Plan, were intended to reduce the allowable densities of multifamily residential areas and to “preserve and improve the residential character” of the community. While this may have been a suitable goal in earlier decades, framework policies such as the General Plan and the Metro Area Plan are now focusing on integration of residential, commercial, and other neighborhood serving uses. As set forth in the County’s Housing Element, there is also a need to increase densities within existing residential use areas to accommodate the growing need to lower and moderate income housing. While the Metro Area Plan would be building upon certain policies and goals set forth in the various community plans, it also reassesses the needs of the community in a modern context and would implement contemporary policies proposed in the 2035 General Plan. The replacement of these plans with the Metro Area Plan would allow for a more streamlined planning approach and would ensure consistency between existing and proposed ordinances, standards, and policies across multiple levels of governance (e.g., state, county, local).

Implementation of the Project would establish the Metro Area Plan as a component of the General Plan. In the same measure, implementation of the Project would ensure that local-level plans applicable to the Project area are either rescinded and integrated into the Metro Area Plan or become components of the Metro Area Plan. As such, whether an existing local-level plan is rescinded and absorbed into the Metro Area Plan (as with the existing community and neighborhood plans) or exists as an ostensibly “separate” plan (such as the TOD specific plans), all local-level plans applicable to the Project area would be subordinate and subject to the Project’s proposed goals, policies, and standards. In the event that an existing TOD specific plan conflicts with the Metro Area Plan, the Metro Area Plan would ultimately preside, pursuant to the General Plan; however, as discussed above, a primary objective of the Project is to bring all community and TOD specific plans applicable to the Project area into conformance with one another, as well as with the Metro Area Plan, the General Plan, and other applicable regional plans, which would reduce (or avoid) the potential for land-use related conflicts to arise in the future, and would create a universal framework for guiding the future growth and development of the Project area through 2035 (County of Los Angeles 2015). Ultimately, the Metro Area Plan, along with any applicable TOD specific plans, would replace all existing community/neighborhood plans as the primary local planning documents for the Project area communities. The consolidation and simplification of the various existing community plans would not result in a significant environmental impact due to conflict with any regulation adopted for the purpose of avoiding or mitigating an environmental effect.

The Metro Area Plan would create two new industrial zones (i.e., LSP and M-0.5) to encourage cleaner industrial uses, especially in areas adjacent to sensitive uses; allow for the development of ACUs in corner lots within residential zones; and rezone existing commercial and residential parcels to allow for denser residential development to help accommodate the County’s RHNA. The proposed land use and policy changes would not result in a significant environmental impact due to conflict with any regulation adopted for the purpose of avoiding or mitigating an environmental effect.

### Threshold 4.11-3      Would the project conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?

As described in Section 4.4, Biological Resources, the Project area does not include any lands that are designated as Significant Ecological Areas (SEAs). There would be no impact related to conflicts with goals and policies of the General plan related to SEAs.

As described in Section 4.7, Geology and Soils, there are two communities within the Project area that contain HMAs, which are areas that contain slopes in excess of 25%. HMAs are present in West Athens-Westmont, in the

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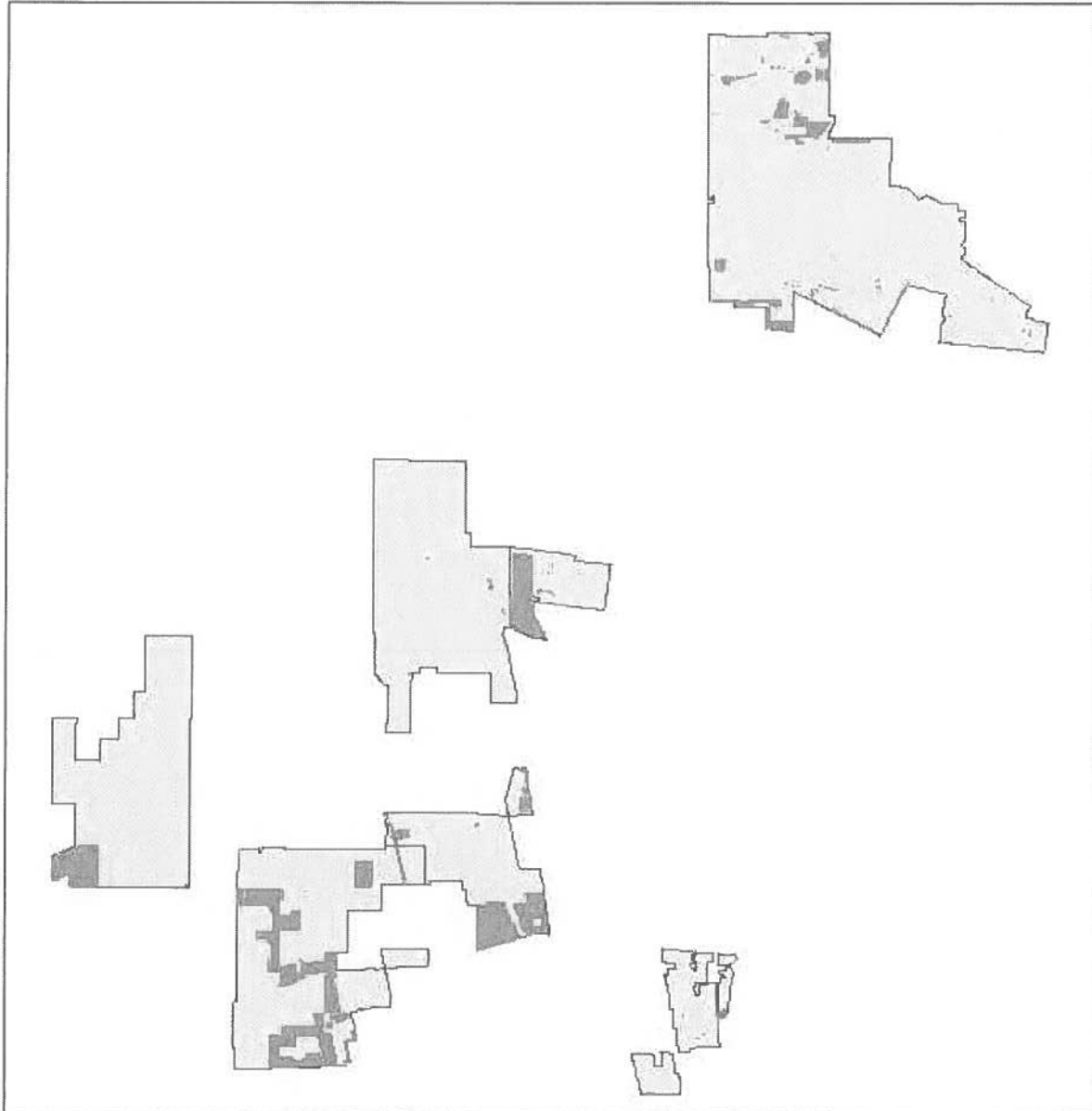
**Appendix B-4**  
Administrative Consistency Changes for Zoning and  
Land Use Policy Maps





## README - 10/19/22

This is a list of parcels with street addresses that show what was changed between the original zoning and land use policy deliverables vs what was updated after the Department of Regional Planning's quality control in September and October, 2022.



AIN	Site Address - Street	Site Address - City	Site Address - Zip	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
4057032900	1930 W 120TH ST	LOS ANGELES CA	90047-5168	A-1: Light Agricultural	O-S: Open Space	A-1: Light Agricultural
4057032901				A-1: Light Agricultural	O-S: Open Space	A-1: Light Agricultural
5223012013	1772 N EASTERN AVE	LOS ANGELES CA	90032-4140	C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012014	1805 MARNEY AVE	LOS ANGELES CA	90032-4125	C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012026				C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012028	1834 N EASTERN AVE	LOS ANGELES CA	90032-4116	C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012029	1832 N EASTERN AVE	LOS ANGELES CA	90032-4116	C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012030	1814 N EASTERN AVE	LOS ANGELES CA	90032-4116	C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012031	1806 N EASTERN AVE	LOS ANGELES CA	90032-4116	C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012032				C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012033				C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5223012034				C-3: General Commercial	R-2: Two-Family Residence	C-3: General Commercial
5224025007	3855 WHITESIDE ST	LOS ANGELES CA	90063-1957	C-2: Neighborhood Business	LSP: Life Science Park	C-2: Neighborhood Business
5224029801				C-2: Neighborhood Business	LSP: Life Science Park	C-2: Neighborhood Business
5225002019				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002022	1600 STEELE AVE	LOS ANGELES CA	90063-1034	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002024				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002025				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002027				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002028				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002029				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002030				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002031	4433 HAYES ST	LOS ANGELES CA	90063-1021	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002033				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002034				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002035				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002036				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002037				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002038				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225002039				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005001	1549 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005002	1553 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005003	1555 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005004	1561 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005005	1565 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005006	1571 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005007	1575 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005008	1577 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005009	1583 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005010	1585 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005011	1591 STEELE AVE	LOS ANGELES CA	90063-1031	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005012				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005013	1601 STEELE AVE	LOS ANGELES CA	90063-1033	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005038	4344 N STEELE AVE	LOS ANGELES CA	90063-1048	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225005040	1605 STEELE AVE	LOS ANGELES CA	90063-1033	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225007004	4436 HAYES ST	LOS ANGELES CA	90063-1022	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225007005				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225007006	1566 ROLLINS DR	LOS ANGELES CA	90063-1030	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225007007	1558 ROLLINS DR	LOS ANGELES CA	90063-1030	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225007008	1556 ROLLINS DR	LOS ANGELES CA	90063-1030	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225007009	1540 ROLLINS DR	LOS ANGELES CA	90063-1030	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5225007010	1563 ROLLINS DR	LOS ANGELES CA	90063-1059	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence

AIN Zoning Proposed (version 1) LUP Existing LUP Proposed LUP Existing (version 1) LUP Proposed (version 1)

4057032900	A-1: Light Agricultural			
4057032901	A-1: Light Agricultural			
5223012013	C-3: General Commercial			
5223012014	C-3: General Commercial			
5223012026	C-3: General Commercial			
5223012028	C-3: General Commercial			
5223012029	C-3: General Commercial			
5223012030	C-3: General Commercial			
5223012031	C-3: General Commercial			
5223012032	C-3: General Commercial			
5223012033	C-3: General Commercial			
5223012034	C-3: General Commercial			
5224025007	C-2: Neighborhood Business			
5224029801	C-2: Neighborhood Business			
5225002019	R-1: Single-Family Residence			
5225002022	R-1: Single-Family Residence			
5225002023	R-1: Single-Family Residence			
5225002024	R-1: Single-Family Residence			
5225002025	R-1: Single-Family Residence			
5225002027	R-1: Single-Family Residence			
5225002028	R-1: Single-Family Residence			
5225002029	R-1: Single-Family Residence			
5225002030	R-1: Single-Family Residence			
5225002031	R-1: Single-Family Residence			
5225002032	R-1: Single-Family Residence			
5225002033	R-1: Single-Family Residence			
5225002034	R-1: Single-Family Residence			
5225002035	R-1: Single-Family Residence			
5225002036	R-1: Single-Family Residence			
5225002037	R-1: Single-Family Residence			
5225002038	R-1: Single-Family Residence			
5225002039	R-1: Single-Family Residence			
5225005001	R-1: Single-Family Residence			
5225005002	R-1: Single-Family Residence			
5225005003	R-1: Single-Family Residence			
5225005004	R-1: Single-Family Residence			
5225005005	R-1: Single-Family Residence			
5225005006	R-1: Single-Family Residence			
5225005007	R-1: Single-Family Residence			
5225005008	R-1: Single-Family Residence			
5225005009	R-1: Single-Family Residence			
5225005010	R-1: Single-Family Residence			
5225005011	R-1: Single-Family Residence			
5225005012	R-1: Single-Family Residence			
5225005013	R-1: Single-Family Residence			
5225005038	R-1: Single-Family Residence			
5225005040	R-1: Single-Family Residence			
5225007004	R-1: Single-Family Residence			
5225007005	R-1: Single-Family Residence			
5225007006	R-1: Single-Family Residence			
5225007007	R-1: Single-Family Residence			
5225007008	R-1: Single-Family Residence			
5225007009	R-1: Single-Family Residence			
5225007010	R-1: Single-Family Residence			

I - Industrial

P - Public and Semi-Public

I - Industrial

IO - Industrial Office

AIN	DRP QC Category	DRP QC Notes
4057032900	DRP QC Update	Rezone the entire County golf course to Zone OS to match the OS-PR LUP.
4057032901	DRP QC Update	Rezone the entire County golf course to Zone OS to match the OS-PR LUP.
5223012013	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012014	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012026	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012028	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012029	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012031	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012033	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5223012034	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5224025007	DRP QC Update	Change zoning to Zone LSP to match proposed IO LUP. - DJH, Also added -GZ to this as it's win a Sens Use buffer
5224029801	DRP QC Update	Change LUP to P and zoning to Zone LSP (SCE utility lot) - DJH, Also added -GZ to this as it's win a Sens Use buffer
5225002019	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002022	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002023	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002024	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002025	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002027	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002028	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002029	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002031	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002033	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002034	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002036	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002037	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002038	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225002039	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005001	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005002	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005003	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005004	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005005	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005006	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005007	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005008	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005009	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005010	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005011	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005012	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005013	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005038	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225005040	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225007004	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225007005	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225007006	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225007007	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225007008	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225007009	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225007010	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.



AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
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5225007011	R-1: Single-Family Residence				
5225007012	R-1: Single-Family Residence				
5225007013	R-1: Single-Family Residence				
5225007014	R-1: Single-Family Residence				
5225007015	R-1: Single-Family Residence				
5225007016	R-1: Single-Family Residence				
5225007017	R-1: Single-Family Residence				
5225007018	R-1: Single-Family Residence				
5225007019	R-1: Single-Family Residence				
5225007020	R-1: Single-Family Residence				
5225007021	R-1: Single-Family Residence				
5225007022	R-1: Single-Family Residence				
5225007023	R-1: Single-Family Residence				
5225007024	R-1: Single-Family Residence				
5225007025	R-1: Single-Family Residence				
5225007026	R-1: Single-Family Residence				
5225007027	R-1: Single-Family Residence				
5225007028	R-1: Single-Family Residence				
5225007031	R-1: Single-Family Residence				
5225007032	R-1: Single-Family Residence				
5225008001	R-1: Single-Family Residence				
5225008002	R-1: Single-Family Residence				
5225008003	R-1: Single-Family Residence				
5225008004	R-1: Single-Family Residence				
5225008005	R-1: Single-Family Residence				
5225008006	R-1: Single-Family Residence				
5225008007	R-1: Single-Family Residence				
5225008008	R-1: Single-Family Residence				
5225008009	R-1: Single-Family Residence				
5225008010	R-1: Single-Family Residence				
5225008011	R-1: Single-Family Residence				
5225008012	R-1: Single-Family Residence				
5225008013	R-1: Single-Family Residence				
5225008016	R-1: Single-Family Residence				
5225008017	R-1: Single-Family Residence				
5225008018	R-1: Single-Family Residence				
5225008019	R-1: Single-Family Residence				
5225008021	R-1: Single-Family Residence				
5225008022	R-1: Single-Family Residence				
5225009001	R-1: Single-Family Residence				
5225009002	R-1: Single-Family Residence				
5225009003	R-1: Single-Family Residence				
5225009004	R-1: Single-Family Residence				
5225009005	R-1: Single-Family Residence				
5225009006	R-1: Single-Family Residence				
5225009007	R-1: Single-Family Residence				
5225009008	R-1: Single-Family Residence				
5225009009	R-1: Single-Family Residence				
5225009010	R-1: Single-Family Residence				
5225009011	R-1: Single-Family Residence				
5225009012	R-1: Single-Family Residence				
5225013011	R-1: Single-Family Residence				
5225013012	R-1: Single-Family Residence				
5225013013	R-1: Single-Family Residence				
5225013014	R-1: Single-Family Residence				
5225013015	R-1: Single-Family Residence				







AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
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5225013016	R-1: Single-Family Residence				
5225013017	R-1: Single-Family Residence				
5225013018	R-1: Single-Family Residence				
5225013021	R-1: Single-Family Residence				
5225013022	R-1: Single-Family Residence				
5225013023	R-1: Single-Family Residence				
5225013024	R-1: Single-Family Residence				
5225013025	R-1: Single-Family Residence				
5225013028	R-1: Single-Family Residence				
5225014006	R-1: Single-Family Residence				
5225014007	R-1: Single-Family Residence				
5225014008	R-1: Single-Family Residence				
5225014009	R-1: Single-Family Residence				
5225014010	R-1: Single-Family Residence				
5225014011	R-1: Single-Family Residence				
5225014012	R-1: Single-Family Residence				
5225014013	R-1: Single-Family Residence				
5225014014	R-1: Single-Family Residence				
5225014015	R-1: Single-Family Residence				
5225014016	R-1: Single-Family Residence				
5225014017	R-1: Single-Family Residence				
5225014018	R-1: Single-Family Residence				
5225014019	R-1: Single-Family Residence				
5225014020	R-1: Single-Family Residence				
5225014021	R-1: Single-Family Residence				
5225014022	R-1: Single-Family Residence				
5225014023	R-1: Single-Family Residence				
5225014024	R-1: Single-Family Residence				
5225014025	R-1: Single-Family Residence				
5225014026	R-1: Single-Family Residence				
5225014027	R-1: Single-Family Residence				
5225014028	R-1: Single-Family Residence				
5225015014	R-1: Single-Family Residence				
5225015015	R-1: Single-Family Residence				
5225015016	R-1: Single-Family Residence				
5225015017	R-1: Single-Family Residence				
5225015018	R-1: Single-Family Residence				
5225015019	R-1: Single-Family Residence				
5225015020	R-1: Single-Family Residence				
5225016010	R-1: Single-Family Residence				
5225016011	R-1: Single-Family Residence				
5225016012	R-1: Single-Family Residence				
5225016013	R-1: Single-Family Residence				
5225016018	R-1: Single-Family Residence				
5225016019	R-1: Single-Family Residence				
5225016020	R-1: Single-Family Residence				
5225017001	R-1: Single-Family Residence				
5225017002	R-1: Single-Family Residence				
5225017003	R-1: Single-Family Residence				
5225017004	R-1: Single-Family Residence				
5225017005	R-1: Single-Family Residence				
5225017006	R-1: Single-Family Residence				
5225017007	R-1: Single-Family Residence				
5225017008	R-1: Single-Family Residence				
5225017009	R-1: Single-Family Residence				
5225017010	R-1: Single-Family Residence				





**AIN      Zoning Proposed (version 1)      LUP Existing      LUP Proposed      LUP Existing (version 1)      LUP Proposed (version 1)**

5225017011	R-1: Single-Family Residence				
5225017012	R-1: Single-Family Residence				
5225017013	R-1: Single-Family Residence				
5225017014	R-1: Single-Family Residence				
5225017015	R-1: Single-Family Residence				
5225017016	R-1: Single-Family Residence				
5225017017	R-1: Single-Family Residence				
5225017020	R-1: Single-Family Residence				
5225017021	R-1: Single-Family Residence				
5225017027	R-1: Single-Family Residence				
5225017030	R-1: Single-Family Residence				
5225017031	R-1: Single-Family Residence				
5225019001	M-0.5-GZ: Restricted Light Manufacturing				
5225020013	R-2: Two-Family Residence				
5225020014	R-2: Two-Family Residence				
5225020015	R-2: Two-Family Residence				
5225020016	R-2: Two-Family Residence				
5225020017	R-2: Two-Family Residence				
5225020018	R-2: Two-Family Residence				
5225020019	R-2: Two-Family Residence				
5225020020	R-2: Two-Family Residence				
5225020021	R-2: Two-Family Residence				
5225020022	R-2: Two-Family Residence				
5225020023	R-2: Two-Family Residence				
5225020024	R-2: Two-Family Residence				
5225020025	R-2: Two-Family Residence				
5225020030	R-2: Two-Family Residence				
5225020031	R-2: Two-Family Residence				
5225020032	R-2: Two-Family Residence				
5225020034	R-2: Two-Family Residence				
5225020902	R-2: Two-Family Residence				
5225021002	M-0.5-GZ: Restricted Light Manufacturing				
5225021003	M-0.5-GZ: Restricted Light Manufacturing				
5225021004	M-0.5-GZ: Restricted Light Manufacturing				
5225021005	M-0.5-GZ: Restricted Light Manufacturing				
5225021006	R-2: Two-Family Residence				
5225021007	R-2: Two-Family Residence				
5225021008	R-2: Two-Family Residence				
5225021009	R-2: Two-Family Residence				
5225021010	R-2: Two-Family Residence				
5225021011	R-2: Two-Family Residence				
5225021012	R-2: Two-Family Residence				
5225021013	R-2: Two-Family Residence				
5225021014	R-2: Two-Family Residence				
5225021015	R-2: Two-Family Residence				
5225021016	R-2: Two-Family Residence				
5225021017	R-2: Two-Family Residence				
5225021018	R-2: Two-Family Residence				
5225021022	M-0.5-GZ: Restricted Light Manufacturing				
5225021025	M-0.5-GZ: Restricted Light Manufacturing				
5225021901	R-2: Two-Family Residence				
5225024004	R-2: Two-Family Residence				
5225024005	R-2: Two-Family Residence				
5225024006	R-2: Two-Family Residence				

AIN	DRP QC Category	DRP QC Notes
5225017011	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017012	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017013	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017014	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017015	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017016	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017017	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017020	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017021	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017027	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225017031	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5225019001	Zoning Category Name Change Only	
5225019019	Zoning Category Name Change Only	
5225020013	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020014	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020015	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020016	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020017	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020018	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020019	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020020	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020021	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020022	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020023	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020024	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020025	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020030	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020031	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020032	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020034	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225020902	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021002	Zoning Category Name Change Only	
5225021003	Zoning Category Name Change Only	
5225021004	Zoning Category Name Change Only	
5225021005	Zoning Category Name Change Only	
5225021006	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021007	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021008	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021009	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021010	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021011	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021012	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021013	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021014	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021015	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021016	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021017	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021018	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225021022	Zoning Category Name Change Only	
5225021025	Zoning Category Name Change Only	
5225021901	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225022021	Zoning Category Name Change Only	
5225024004	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225024005	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225024006	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.



**AIN      Zoning Proposed (version 1)      LUP Existing      LUP Proposed      LUP Existing (version 1)      LUP Proposed (version 1)**

5225024007	R-2: Two-Family Residence			
5225024008	R-2: Two-Family Residence			
5225024010	R-2: Two-Family Residence			
5225024011	R-2: Two-Family Residence			
5225024012	R-2: Two-Family Residence			
5225024013	R-2: Two-Family Residence			
5225024014	R-2: Two-Family Residence			
5225024015	R-2: Two-Family Residence			
5225024016	R-2: Two-Family Residence			
5225024017	R-2: Two-Family Residence			
5225024018	R-2: Two-Family Residence			
5225024019	R-2: Two-Family Residence			
5225024020	R-2: Two-Family Residence			
5225024036	R-2: Two-Family Residence			
5225024037	R-2: Two-Family Residence			
5225025001	R-2: Two-Family Residence			
5225025002	R-2: Two-Family Residence			
5225025003	R-2: Two-Family Residence			
5225025004	R-2: Two-Family Residence			
5225025005	R-2: Two-Family Residence			
5225025012	R-2: Two-Family Residence			
5225025013	R-2: Two-Family Residence			
5225025014	R-2: Two-Family Residence			
5225025015	R-2: Two-Family Residence			
5225025016	R-2: Two-Family Residence			
5225025017	R-2: Two-Family Residence			
5225025018	R-2: Two-Family Residence			
5225025019	R-2: Two-Family Residence			
5225025020	R-2: Two-Family Residence			
5225025021	R-2: Two-Family Residence			
5225025030	R-2: Two-Family Residence			
5225025031	R-2: Two-Family Residence			
5225025032	R-2: Two-Family Residence			
5225025033	R-2: Two-Family Residence			
5225025034	R-2: Two-Family Residence			
5225026001	R-2: Two-Family Residence			
5225026002	R-2: Two-Family Residence			
5225026003	R-2: Two-Family Residence			
5225026004	R-2: Two-Family Residence			
5225026005	R-2: Two-Family Residence			
5225026006	R-2: Two-Family Residence			
5225026007	R-2: Two-Family Residence			
5225026008	R-2: Two-Family Residence			
5225026009	R-2: Two-Family Residence			
5225026010	R-2: Two-Family Residence			
5225026011	R-2: Two-Family Residence			
5225026012	R-2: Two-Family Residence			
5225026013	R-2: Two-Family Residence			
5225026014	R-2: Two-Family Residence			
5225026015	R-2: Two-Family Residence			
5225026016	R-2: Two-Family Residence			
5225026017	R-2: Two-Family Residence			
5225026018	R-2: Two-Family Residence			
5225026019	R-2: Two-Family Residence			
5225026020	R-2: Two-Family Residence			
5225026021	R-2: Two-Family Residence			







AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
5225026022	R-2: Two-Family Residence				
5225026023	R-2: Two-Family Residence				
5225026024	R-2: Two-Family Residence				
5225027001	R-2: Two-Family Residence				
5225027002	R-2: Two-Family Residence				
5225027003	R-2: Two-Family Residence				
5225027004	R-2: Two-Family Residence				
5225027005	R-2: Two-Family Residence				
5225027006	R-2: Two-Family Residence				
5225027007	R-2: Two-Family Residence				
5225027008	R-2: Two-Family Residence				
5225027009	R-2: Two-Family Residence				
5225027010	R-2: Two-Family Residence				
5225027011	R-2: Two-Family Residence				
5225027012	R-2: Two-Family Residence				
5225027013	R-2: Two-Family Residence				
5225027014	R-2: Two-Family Residence				
5225027015	R-2: Two-Family Residence				
5225027016	R-2: Two-Family Residence				
5225027017	R-2: Two-Family Residence				
5225027018	R-2: Two-Family Residence				
5225027019	R-2: Two-Family Residence				
5225027020	R-2: Two-Family Residence				
5225027021	R-2: Two-Family Residence				
5225027022	R-2: Two-Family Residence				
5225027023	R-2: Two-Family Residence				
5225027024	R-2: Two-Family Residence				
5225028001	R-2: Two-Family Residence				
5225028002	R-2: Two-Family Residence				
5225028003	R-2: Two-Family Residence				
5225028004	R-2: Two-Family Residence				
5225028005	R-2: Two-Family Residence				
5225028006	R-2: Two-Family Residence				
5225028007	R-2: Two-Family Residence				
5225028008	R-2: Two-Family Residence				
5225028009	R-2: Two-Family Residence				
5225028010	R-2: Two-Family Residence				
5225028011	R-2: Two-Family Residence				
5225028012	R-2: Two-Family Residence				
5225028013	R-2: Two-Family Residence				
5225028014	R-2: Two-Family Residence				
5225028015	R-2: Two-Family Residence				
5225028016	R-2: Two-Family Residence				
5225028017	R-2: Two-Family Residence				
5225028018	R-2: Two-Family Residence				
5225028019	R-2: Two-Family Residence				
5225028020	R-2: Two-Family Residence				
5225028021	R-2: Two-Family Residence				
5225028022	R-2: Two-Family Residence				
5225028023	R-2: Two-Family Residence				
5225028024	R-2: Two-Family Residence				
5225029001	R-2: Two-Family Residence				
5225029002	R-2: Two-Family Residence				
5225029003	R-2: Two-Family Residence				
5225029004	R-2: Two-Family Residence				
5225029005	R-2: Two-Family Residence				



AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
5225029022	4366 FOLSOM ST	LOS ANGELES CA	90022-1022	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225029023	4370 FOLSOM ST	LOS ANGELES CA	90022-1022	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225029024	4370 FOLSOM ST	LOS ANGELES CA	90022-1022	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225029025				R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225029026	4374 FOLSOM ST	LOS ANGELES CA	90022-1022	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225029027	4402 FOLSOM ST	LOS ANGELES CA	90022-1026	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225029034	4353 FLORAL DR	EAST LOS ANGELES CA	90022-1052	M-1-DP: Light Manufacturing	C-2-GZ: Neighborhood Business	M-1-DP: Light Manufacturing
5225030001	4428 BLANCHARD ST	LOS ANGELES CA	90022-1049	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030002	844 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030003	840 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030004	836 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030005	830 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030006	826 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030007	822 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030008	820 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030009	816 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030010	812 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030011	808 CORDOVA AVE	LOS ANGELES CA	90022-1006	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030012	4401 FOLSOM ST	LOS ANGELES CA	90022-1025	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030013	817 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030014	821 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030015	823 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030016	829 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030017	831 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030018	837 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030019	841 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030020	845 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030021	4438 BLANCHARD ST	LOS ANGELES CA	90022-1049	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030022	848 LOPEZ AVE	LOS ANGELES CA	90022-1040	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030025	836 LOPEZ AVE	LOS ANGELES CA	90022-1040	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030026	4462 BLANCHARD ST	LOS ANGELES CA	90022-1048	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030027	811 LOPEZ AVE	LOS ANGELES CA	90022-1039	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030028	842 1/2 LOPEZ AVE	LOS ANGELES CA	90022-1059	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030030	838 LOPEZ AVE	LOS ANGELES CA	90022-1040	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030031	830 LOPEZ AVE	LOS ANGELES CA	90022-1040	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5225030032	834 LOPEZ AVE	LOS ANGELES CA	90063	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
5226007009				C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226007010	3941 ROGERS ST	LOS ANGELES CA	90063-1157	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226007019	3927 ROGERS ST	LOS ANGELES CA	90063-1177	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226007020	3929 ROGERS ST	LOS ANGELES CA	90063-1157	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226008037	3945 CITY TERRACE DR	LOS ANGELES CA	90063-1256	R-3: Limited Density Multiple Residence	C-3: General Commercial	R-3: Limited Density Multiple Residence
5226008043	1427 MILLER AVE	LOS ANGELES CA	90063-1145	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226014001	4301 CITY TERRACE DR	LOS ANGELES CA	90063-1007	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226014013	1517 N EASTERN AVE	LOS ANGELES CA	90063-1016	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226015005	4264 CITY TERRACE DR	LOS ANGELES CA	90063-1166	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226015007	4270 CITY TERRACE DR	LOS ANGELES CA	90063-1166	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226015010	4302 CITY TERRACE DR	LOS ANGELES CA	90063-1019	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226015048	4260 CITY TERRACE DR	LOS ANGELES CA	90063-1166	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226017006				C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
5226019001	1301 LUELLA DR	LOS ANGELES CA	90063-3206	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence

**AIN Zoning Proposed (version 1)**      **LUP Existing**      **LUP Proposed**      **LUP Existing (version 1)**      **LUP Proposed (version 1)**

5225029022	R-2: Two-Family Residence				
5225029023	R-2: Two-Family Residence				
5225029024	R-2: Two-Family Residence				
5225029025	R-2: Two-Family Residence				
5225029026	R-2: Two-Family Residence				
5225029027	R-2: Two-Family Residence				
5225029034	M-0.5-GZ: Restricted Light Manufacturing	CC - Community Commercial	CG - General Commercial	CC - Community Commercial	IL - Light Industrial
5225030001	R-2: Two-Family Residence				
5225030002	R-2: Two-Family Residence				
5225030003	R-2: Two-Family Residence				
5225030004	R-2: Two-Family Residence				
5225030005	R-2: Two-Family Residence				
5225030006	R-2: Two-Family Residence				
5225030007	R-2: Two-Family Residence				
5225030008	R-2: Two-Family Residence				
5225030009	R-2: Two-Family Residence				
5225030010	R-2: Two-Family Residence				
5225030011	R-2: Two-Family Residence				
5225030012	R-2: Two-Family Residence				
5225030013	R-2: Two-Family Residence				
5225030014	R-2: Two-Family Residence				
5225030015	R-2: Two-Family Residence				
5225030016	R-2: Two-Family Residence				
5225030017	R-2: Two-Family Residence				
5225030018	R-2: Two-Family Residence				
5225030019	R-2: Two-Family Residence				
5225030020	R-2: Two-Family Residence				
5225030021	R-2: Two-Family Residence				
5225030022	R-2: Two-Family Residence				
5225030025	R-2: Two-Family Residence				
5225030026	R-2: Two-Family Residence				
5225030027	R-2: Two-Family Residence				
5225030028	R-2: Two-Family Residence				
5225030030	R-2: Two-Family Residence				
5225030031	R-2: Two-Family Residence				
5225030032	R-2: Two-Family Residence				
5226007009	C-3: General Commercial	MD - Medium Density Residential (30 du/ac)	H30 - Residential 30	MD - Medium Density Residential (30 du/ac)	H30 - Residential 30
5226007010	C-3: General Commercial	MD - Medium Density Residential (30 du/ac)	H30 - Residential 30	MD - Medium Density Residential (30 du/ac)	H30 - Residential 30
5226007019		MD - Medium Density Residential (30 du/ac)	CG - General Commercial	MD - Medium Density Residential (30 du/ac)	H30 - Residential 30
5226007020	C-3: General Commercial	MD - Medium Density Residential (30 du/ac)	H30 - Residential 30	MD - Medium Density Residential (30 du/ac)	H30 - Residential 30
5226008037	R-3: Limited Density Multiple Residence	MD - Medium Density Residential (30 du/ac)	CG - General Commercial	MD - Medium Density Residential (30 du/ac)	H30 - Residential 30
5226008043	C-3: General Commercial				
5226014001	C-3: General Commercial	CC - Community Commercial	H30 - Residential 30	CC - Community Commercial	CG - General Commercial
5226014013					
5226015005	C-3: General Commercial				
5226015007	C-3: General Commercial				
5226015010	C-3: General Commercial				
5226015048	C-3: General Commercial				
5226017006	C-3: General Commercial				
5226019001	R-1: Single-Family Residence				

AIN	DRP QC Category	DRP QC Notes
5225029022	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225029023	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225029024	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225029025	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225029026	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225029027	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225029028	DRP QC Update	Change zoning to C-2-GZ to 1) match the proposed CG land use designation I recommend and 2) match the C-2 zoning to the east. We also don't want spot zoning. Vacant building used to be a wire brush manufacturer.
5225029034	DRP QC Update	This could be an opportunity to introduce n
5225030001	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030002	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030003	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030004	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030005	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030006	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030007	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030008	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030009	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030010	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030011	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030012	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030013	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030014	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030015	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030016	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030017	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030018	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030019	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030020	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030021	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030022	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030025	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030026	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030027	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030028	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030030	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030031	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5225030032	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226007009	DRP QC Update	For these 4 APNs, change the zoning to R-3 to match H30 (and fix the split-LUP on 5226-007-020 and -009 so that the entire lots are H30).
5226007010	DRP QC Update	For these 4 APNs, change the zoning to R-3 to match H30 (and fix the split-LUP on 5226-007-020 and -009 so that the entire lots are H30).
5226007019	DRP QC Update	Make the entire 5226007019 CG. Keep existing C-3 zoning.
5226007020	DRP QC Update	For these 4 APNs, change the zoning to R-3 to match H30 (and fix the split-LUP on 5226-007-020 and -009 so that the entire lots are H30).
5226008037	DRP QC Update	Make this entire lot (a church) CG with C-3 zoning.
5226008043	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226014001	DRP QC Update	Change LUP to H30 to correct the split-designation situation (currently the entire lot is zoned R-3 with a duplex).
5226014013	DRP QC Update	Rezone to R-3 to be consistent with H30.
5226015005	DRP QC Update	Rezone to R-3 to be consistent with H30.
5226015007	DRP QC Update	Rezone to R-3 to be consistent with H30.
5226015010	DRP QC Update	Rezone to R-3 to be consistent with H30.
5226015048	DRP QC Update	Rezone to R-3 to be consistent with H30.
5226017006	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226019001	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.



**AIN      Zoning Proposed (version 1)      LUP Existing      LUP Proposed      LUP Existing (version 1)      LUP Proposed (version 1)**

5226019002	R-1: Single-Family Residence			
5226019003	R-1: Single-Family Residence			
5226019004	R-1: Single-Family Residence			
5226019005	R-1: Single-Family Residence			
5226019006	R-1: Single-Family Residence			
5226019007	R-1: Single-Family Residence			
5226019008	R-1: Single-Family Residence			
5226019009	R-1: Single-Family Residence			
5226019010	R-1: Single-Family Residence			
5226019011	R-1: Single-Family Residence			
5226020001	R-1: Single-Family Residence			
5226020002	R-1: Single-Family Residence			
5226020003	R-1: Single-Family Residence			
5226020004	R-1: Single-Family Residence			
5226020005	R-1: Single-Family Residence			
5226020006	R-1: Single-Family Residence			
5226020007	R-1: Single-Family Residence			
5226020008	R-1: Single-Family Residence			
5226020009	R-1: Single-Family Residence			
5226020010	R-1: Single-Family Residence			
5226020012	R-1: Single-Family Residence			
5226020014	R-1: Single-Family Residence			
5226020015	R-1: Single-Family Residence			
5226020016	R-1: Single-Family Residence			
5226020019	R-1: Single-Family Residence			
5226020020	R-1: Single-Family Residence			
5226020021	R-1: Single-Family Residence			
5226020022	R-1: Single-Family Residence			
5226020023	R-1: Single-Family Residence			
5226020024	R-1: Single-Family Residence			
5226020026	R-1: Single-Family Residence			
5226020027	R-1: Single-Family Residence			
5226021004	R-1: Single-Family Residence			
5226021005	R-1: Single-Family Residence			
5226021009	R-1: Single-Family Residence			
5226021013	R-1: Single-Family Residence			
5226021014	R-1: Single-Family Residence			
5226021017	R-1: Single-Family Residence			
5226021019	R-1: Single-Family Residence			
5226023018	R-1: Single-Family Residence			
5226023019	R-1: Single-Family Residence			
5226023020	R-1: Single-Family Residence			
5226023021	R-1: Single-Family Residence			
5226023022	R-1: Single-Family Residence			
5226023023	R-1: Single-Family Residence			
5226023024	R-1: Single-Family Residence			
5226023025	R-1: Single-Family Residence			
5226023026	R-1: Single-Family Residence			
5226023028	R-1: Single-Family Residence			
5226024016	R-1: Single-Family Residence			
5226024017	R-1: Single-Family Residence			
5226024020	R-1: Single-Family Residence			
5226024021	R-1: Single-Family Residence			
5226024022	R-1: Single-Family Residence			
5226024023	R-1: Single-Family Residence			
5226024024	R-1: Single-Family Residence			





AIN	Site Address - Street	Site Address - City	Site Address - Zip	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
5226024025	1334 LOTTA DR	LOS ANGELES CA	90063-3205	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025002	4304 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025003	4310 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025004	4318 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025005	4326 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025006	4330 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025007	4338 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025010	4370 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025013	4242 MILBURN DR	LOS ANGELES CA	90063-3242	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025014	1352 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025017	1338 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025018	1334 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025019	1330 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025020	1326 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025021	1320 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025022	1318 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025023	1316 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025024	1312 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025027						
5226025028						
5226025029						
5226025030						
5226025031	1353 N MACHADO ST	LOS ANGELES CA	90063	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025032	1359 MACHADO ST	LOS ANGELES CA	90063-3208	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025033						
5226025034	1365 MACHADO ST	LOS ANGELES CA	90063-3208	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025039	1300 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025040						
5226025041	1306 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025042	4362 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025043	4348 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025051	4374 E MILBURN DR	LOS ANGELES CA	90063	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025052	4244 MILBURN DR	LOS ANGELES CA	90063-3242	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025055	1371 MACHADO ST	LOS ANGELES CA	90063-3208	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025056						
5226025057	1342 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025059	1346 CORDON DR	LOS ANGELES CA	90063-3203	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226025060	4300 MILBURN DR	LOS ANGELES CA	90063-3212	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226026001	1337 LOTTA DR	LOS ANGELES CA	90063-3204	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226026003	1331 LOTTA DR	LOS ANGELES CA	90063-3204	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226026004	1321 LOTTA DR	LOS ANGELES CA	90063-3204	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
5226028904						
5226028905						
5226028906						
5226028907						
5226030013	1125 VAN PELT AVE	LOS ANGELES CA	90063-1223	R-2: Two-Family Residence	O-S: Open Space	R-2: Two-Family Residence
5226030900						
5226035900						
5226035901	1126 N HAZARD AVE	EAST LOS ANGELES CA	90063-1258	R-2: Two-Family Residence		
5226038002	810 N HAZARD AVE	LOS ANGELES CA	90063-3342			
5226038003	804 N HAZARD AVE	LOS ANGELES CA	90063-3342			
5226038004	4013 FOLSOM ST	LOS ANGELES CA	90063-3320			



AIN	DRP QC Category	DRP QC Notes
5226024025	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025002	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025003	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025004	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025005	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025006	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025007	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025010	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025013	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025014	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025017	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025018	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025019	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025020	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025021	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025022	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025023	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025024	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025027	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025028	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025029	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025031	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025033	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025034	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025039	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025040	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025041	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025042	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025043	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025051	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025052	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025055	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025056	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025057	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025059	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226025060	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226026001	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226026003	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226026004	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
5226028904	DRP QC Update	County park should have OS-PR LUP with Zone O-S.
5226028905	DRP QC Update	County park should have OS-PR LUP with Zone O-S.
5226028906	DRP QC Update	County park should have OS-PR LUP with Zone O-S.
5226028907	DRP QC Update	County park should have OS-PR LUP with Zone O-S.
5226030013	DRP QC Update	Change LUP to H18 - This is a privately-owned lot so it should not be P. H18 would match the R-2/H18 lots to the north.
5226030900	DRP QC Update	County park should have OS-PR LUP with Zone O-S.
5226035900	DRP QC Update	County park should have OS-PR LUP with Zone O-S.
5226035901	DRP QC Update	County park should have OS-PR LUP with Zone O-S.
5226038002	DRP QC Update	Change LUP to H18 - Privately owned lots currently developed with SFRs or two units housing so P LUP is inappropriate.
5226038003	DRP QC Update	Change LUP to H18 - Privately owned lots currently developed with SFRs or two units housing so P LUP is inappropriate.
5226038004	DRP QC Update	Change LUP to H18 - Privately owned lots currently developed with SFRs or two units housing so P LUP is inappropriate.



**AIN Zoning Proposed (version 1) LUP Existing LUP Proposed LUP Existing (version 1) LUP Proposed (version 1)**

5226042001	R-2: Two-Family Residence				
5226042002	R-2: Two-Family Residence				
5226042003	R-2: Two-Family Residence				
5226042004	R-2: Two-Family Residence				
5226042005	R-2: Two-Family Residence				
5226042006	R-2: Two-Family Residence				
5226042007	R-2: Two-Family Residence				
5226042008	R-2: Two-Family Residence				
5226042009	R-2: Two-Family Residence				
5226042012	R-2: Two-Family Residence				
5226042013	R-2: Two-Family Residence				
5226042014	R-2: Two-Family Residence				
5226042015	R-2: Two-Family Residence				
5226042016	R-2: Two-Family Residence				
5226042017	R-2: Two-Family Residence				
5226042018	R-2: Two-Family Residence				
5226042019	R-2: Two-Family Residence				
5226042020	R-2: Two-Family Residence				
5226042022	R-2: Two-Family Residence				
5226042023	R-2: Two-Family Residence				
5226042024	R-2: Two-Family Residence				
5226042025	R-2: Two-Family Residence				
5226042026	R-2: Two-Family Residence				
5226042027	R-2: Two-Family Residence				
5226042028	R-2: Two-Family Residence				
5226042029	R-2: Two-Family Residence				
5226042030	R-2: Two-Family Residence				
5226042031	R-2: Two-Family Residence				
5226042032	R-2: Two-Family Residence				
5226042033	R-2: Two-Family Residence				
5226042034	R-2: Two-Family Residence				
5226042035	R-2: Two-Family Residence				
5226042036	R-2: Two-Family Residence				
5226042037	R-2: Two-Family Residence				
5226042038	R-2: Two-Family Residence				
5226046001	M-0.5-GZ: Restricted Light Manufacturing				
5226046002	M-0.5-GZ: Restricted Light Manufacturing				
5226046003	M-0.5-GZ: Restricted Light Manufacturing				
5226046004	M-0.5-GZ: Restricted Light Manufacturing				
5226046005	M-0.5-GZ: Restricted Light Manufacturing				
5226046032	M-0.5-GZ: Restricted Light Manufacturing				
5227025903					
5227025917	R-2: Two-Family Residence				
5228002029	C-3: General Commercial				
5228015028	C-2: Neighborhood Business				
5228015029	C-2: Neighborhood Business				
5228015030	C-2: Neighborhood Business				
5228015031	C-2: Neighborhood Business				
5228015032	C-2: Neighborhood Business				
5228015035	C-2: Neighborhood Business				
5228015036	C-2: Neighborhood Business				
5228015037	C-2: Neighborhood Business				
5228015038	C-2: Neighborhood Business				
5228016022	C-2: Neighborhood Business				
5228016023	C-2: Neighborhood Business				
		CC - Community Commercial	H18 - Residential 18	CC - Community Commercial	CG - General Commercial

AIN	DRP QC Category	DRP QC Notes
5226042001	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042002	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042003	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042004	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042005	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042006	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042007	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042008	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042009	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042012	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042013	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042014	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042015	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042016	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042017	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042018	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042019	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042020	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042022	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042023	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042024	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042025	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042026	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042027	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042028	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042029	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042030	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042031	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042032	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042033	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042034	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042035	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042036	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042037	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226042038	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5226046001	Zoning Category Name Change Only	Change LUP to H18 so that the entire school site has only one LUP.
5226046002	Zoning Category Name Change Only	Rezone to C-1 to be consistent with CG and the entire lot will only have one zoning. Existing housing on lot owned by LACDA.
5226046003	Zoning Category Name Change Only	Rezone to R-3 to be consistent with H30 LUP.
5226046004	Zoning Category Name Change Only	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5226046005	Zoning Category Name Change Only	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5226046032	Zoning Category Name Change Only	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5227025903	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5227025917	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228002029	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015028	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015029	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015030	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015031	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015032	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015035	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015036	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015037	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228015038	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016022	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016023	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.





LUP Existing (version 1)      LUP Proposed (version 1)      LUP Existing (version 1)      LUP Proposed (version 1)

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed
5228016025	C-2: Neighborhood Business		
5228016026	C-2: Neighborhood Business		
5228016027	C-2: Neighborhood Business		
5228016028	C-2: Neighborhood Business		
5228016031	C-2: Neighborhood Business		
5228016032	C-2: Neighborhood Business		
5228016033	C-2: Neighborhood Business		
5228016035	C-2: Neighborhood Business		
5228016036	C-2: Neighborhood Business		
5228016037	C-2: Neighborhood Business		
5228016039	C-2: Neighborhood Business		
5228016040	C-2: Neighborhood Business		
5228016041	C-2: Neighborhood Business		
5228016042	C-2: Neighborhood Business		
5229001039	C-3: General Commercial		
5229018902	IT: Institutional		
5229019808	IT: Institutional		
5231017010	R-2: Two-Family Residence		
5234001014	R-2: Two-Family Residence		
5234001015	R-2: Two-Family Residence		
5234001016	R-2: Two-Family Residence		
5234001017	R-2: Two-Family Residence		
5234001018	R-2: Two-Family Residence		
5234001019	R-2: Two-Family Residence		
5234001020	R-2: Two-Family Residence		
5234001021	R-2: Two-Family Residence		
5234001022	R-2: Two-Family Residence		
5234001023	R-2: Two-Family Residence		
5234001024	R-2: Two-Family Residence		
5234001025	R-2: Two-Family Residence		
5234001026	R-2: Two-Family Residence		
5234001027	R-2: Two-Family Residence		
5234001028	R-2: Two-Family Residence		
5235001009	M-0.5-GZ: Restricted Light Manufacturing		
5235001011	M-0.5-GZ: Restricted Light Manufacturing		
5235001013	M-0.5-GZ: Restricted Light Manufacturing		
5235001034	M-0.5-GZ: Restricted Light Manufacturing		
5235001036	M-0.5-GZ: Restricted Light Manufacturing		
5235001045	M-0.5-GZ: Restricted Light Manufacturing		
5235001903	M-0.5-GZ: Restricted Light Manufacturing		
5235002040	M-1-GZ: Light Manufacturing		
5235013003	M-0.5-GZ: Restricted Light Manufacturing		
5235013014	M-0.5-GZ: Restricted Light Manufacturing		
5235013019	M-0.5-GZ: Restricted Light Manufacturing		
5235013020	M-0.5-GZ: Restricted Light Manufacturing		
5235013038	M-0.5-GZ: Restricted Light Manufacturing		
5235013039	M-0.5-GZ: Restricted Light Manufacturing		
5235013043	M-0.5-GZ: Restricted Light Manufacturing		
5235013048	M-0.5-GZ: Restricted Light Manufacturing		
5235017001	M-0.5-GZ: Restricted Light Manufacturing		
5235017002	M-0.5-GZ: Restricted Light Manufacturing		
5235017003	M-0.5-GZ: Restricted Light Manufacturing		
5235017004	M-0.5-GZ: Restricted Light Manufacturing		
5235017005	M-0.5-GZ: Restricted Light Manufacturing		
5235017010	M-0.5-GZ: Restricted Light Manufacturing		

AIN	DRP QC Category	DRP QC Notes
5228016025	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016026	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016027	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016028	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016031	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016032	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016033	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016035	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016036	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016037	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016039	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016040	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016041	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016042	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5228016043	DRP QC Update	Rezone all C-2 lots that have H18 LU in City Terrace to R-2 so that the zoning aligns with the LUP.
5229018902	DRP QC Update	Rezone so the entire school site is zoned R-2 with P LUP.
5229019908	DRP QC Update	Rezone so the entire school site is zoned R-2 with P LUP.
5231017010	DRP QC Update	Rezone to C-2 to be consistent with CG LUP.
5234001014	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001015	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001016	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001017	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001018	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001019	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001020	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001021	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001022	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001023	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001024	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001025	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001026	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001027	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5234001028	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
5235001009	Zoning Category Name Change Only	Rezone to C-M-GZ to be consistent with CG LUP and the rest of the block which is also zoned C-M. Need to include the -GZ combining zone because it is currently subject to the Green Zones Ordinance.
5235001011	Zoning Category Name Change Only	
5235001013	Zoning Category Name Change Only	
5235001034	Zoning Category Name Change Only	
5235001036	Zoning Category Name Change Only	
5235001045	Zoning Category Name Change Only	
5235001903	Zoning Category Name Change Only	
5235002040	DRP QC Update	
5235013003	Zoning Category Name Change Only	
5235013014	Zoning Category Name Change Only	
5235013019	Zoning Category Name Change Only	
5235013020	Zoning Category Name Change Only	
5235013038	Zoning Category Name Change Only	
5235013039	Zoning Category Name Change Only	
5235013043	Zoning Category Name Change Only	
5235013048	Zoning Category Name Change Only	
5235017001	Zoning Category Name Change Only	
5235017002	Zoning Category Name Change Only	
5235017003	Zoning Category Name Change Only	
5235017004	Zoning Category Name Change Only	
5235017005	Zoning Category Name Change Only	
5235017010	Zoning Category Name Change Only	

AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
5235017011	4746 FLORAL DR	LOS ANGELES CA	90022-1322	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5235017012	4754 FLORAL DR	LOS ANGELES CA	90022-1322	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5235017042	4732 FLORAL DR	LOS ANGELES CA	90022-1322	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5235017043	4728 FLORAL DR	LOS ANGELES CA	90022-1322	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5235017045	4766 FLORAL DR	LOS ANGELES CA	90022-1322	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5235017055	4768 FLORAL DR	LOS ANGELES CA	90022-1322	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5235017056	617 N MEDNIK AVE	LOS ANGELES CA	90022-1326	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5236008011				C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5236008012	1146 S BRANNICK AVE	LOS ANGELES CA	90023-2037	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5236009030	4425 E OLYMPIC BLVD	LOS ANGELES CA	90023-2010	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence
5236011027	1161 WILKINS AVE	LOS ANGELES CA	90023-2020	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5239003902	3864 WHITTIER BLVD	EAST LOS ANGELES CA	90023-2445	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5239004900				R-3: Limited Density Multiple Residence	O-S: Open Space	R-3: Limited Density Multiple Residence
5241004017	1270 S HERBERT AVE	LOS ANGELES CA	90023-3306	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241004018	1278 S HERBERT AVE	LOS ANGELES CA	90023-3306	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241004019	4209 UNION PACIFIC AVE	LOS ANGELES CA	90023-4016	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241004020	4229 UNION PACIFIC AVE	LOS ANGELES CA	90023-4016	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241004021	1273 S RECORD AVE	LOS ANGELES CA	90023-3307	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241005020	1274 S RECORD AVE	LOS ANGELES CA	90023-3308	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241005021	4245 UNION PACIFIC AVE	LOS ANGELES CA	90023-4034	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241005022	4251 UNION PACIFIC AVE	LOS ANGELES CA	90023-4034	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241005023	4255 UNION PACIFIC AVE	LOS ANGELES CA	90023-4034	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241005024	1275 S BONNIE BEACH PL	LOS ANGELES CA	90023-3301	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241006018	1274 S BONNIE BEACH PL	LOS ANGELES CA	90023-3302	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241006019	4283 UNION PACIFIC AVE	LOS ANGELES CA	90023-4036	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241006020	4287 UNION PACIFIC AVE	LOS ANGELES CA	90023-4036	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241006021	4297 UNION PACIFIC AVE	LOS ANGELES CA	90023-4036	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241006022	1275 S DOWNEY RD	LOS ANGELES CA	90023-4036	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241008020	4315 UNION PACIFIC AVE	LOS ANGELES CA	90023-3303	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241009021	4333 UNION PACIFIC AVE	LOS ANGELES CA	90023-4107	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241015012	4416 UNION PACIFIC AVE	EAST LOS ANGELES CA	90023-4134	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241015013	1311 S MARIANNA AVE	LOS ANGELES CA	90040-5420	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241015014	1315 S MARIANNA AVE	LOS ANGELES CA	90040-5420	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241015015	1319 S MARIANNA AVE	LOS ANGELES CA	90040-5420	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241015016	1323 S MARIANNA AVE	LOS ANGELES CA	90040-5420	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241016002	1310 S SUNOL DR	LOS ANGELES CA	90023-4028	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241016003	1312 S SUNOL DR	LOS ANGELES CA	90023-4028	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241016025	4332 UNION PACIFIC AVE	LOS ANGELES CA	90023-4108	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241019001	4300 UNION PACIFIC AVE	LOS ANGELES CA	90023-4108	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241019002	1314 S DOWNEY RD	LOS ANGELES CA	90023-4021	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241019029	1305 S SUNOL DR	LOS ANGELES CA	90023-4027	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241019033	1311 S SUNOL DR	LOS ANGELES CA	90023-4027	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241019035	4322 UNION PACIFIC AVE	LOS ANGELES CA	90023-4108	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020010	1340 S BONNIE BEACH PL	LOS ANGELES CA	90023-4002	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020011	1348 S BONNIE BEACH PL	LOS ANGELES CA	90023-4002	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020012	1352 S BONNIE BEACH PL	LOS ANGELES CA	90023-4002	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020013	1354 S BONNIE BEACH PL	LOS ANGELES CA	90023-4002	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020014	1358 S BONNIE BEACH PL	LOS ANGELES CA	90023-4002	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020015				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020016	4307 TRIGGS ST	LOS ANGELES CA	90023-4126	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020028	1319 S DOWNEY RD	LOS ANGELES CA	90023-4020	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020029	1315 S DOWNEY RD	LOS ANGELES CA	90023-4020	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5241020030	4292 UNION PACIFIC AVE	LOS ANGELES CA	90023-4037	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing

**LUP Existing (version 1)      LUP Proposed (version 1)      LUP Existing (version 1)      LUP Proposed (version 1)**

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing	LUP Proposed
5235017011	M-0.5-GZ: Restricted Light Manufacturing				
5235017012	M-0.5-GZ: Restricted Light Manufacturing				
5235017043	M-0.5-GZ: Restricted Light Manufacturing				
5235017045	M-0.5-GZ: Restricted Light Manufacturing				
5235017055	M-0.5-GZ: Restricted Light Manufacturing				
5235017056	M-0.5-GZ: Restricted Light Manufacturing				
5236008011	C-M: Commercial Manufacturing				
5236008012	C-M: Commercial Manufacturing				
5236009030	R-3: Limited Density Multiple Residence				
5239011027	C-M: Commercial Manufacturing				
5239003902					
5239004900	R-3: Limited Density Multiple Residence				
5241004017	M-0.5-GZ: Restricted Light Manufacturing				
5241004018	M-0.5-GZ: Restricted Light Manufacturing				
5241004019	M-0.5-GZ: Restricted Light Manufacturing				
5241004020	M-0.5-GZ: Restricted Light Manufacturing				
5241004021	M-0.5-GZ: Restricted Light Manufacturing				
5241005020	M-0.5-GZ: Restricted Light Manufacturing				
5241005021	M-0.5-GZ: Restricted Light Manufacturing				
5241005022	M-0.5-GZ: Restricted Light Manufacturing				
5241005023	M-0.5-GZ: Restricted Light Manufacturing				
5241005024	M-0.5-GZ: Restricted Light Manufacturing				
5241006018	M-0.5-GZ: Restricted Light Manufacturing				
5241006019	M-0.5-GZ: Restricted Light Manufacturing				
5241006020	M-0.5-GZ: Restricted Light Manufacturing				
5241006021	M-0.5-GZ: Restricted Light Manufacturing				
5241006022	M-0.5-GZ: Restricted Light Manufacturing				
5241008020	M-0.5-GZ: Restricted Light Manufacturing				
5241009021	M-0.5-GZ: Restricted Light Manufacturing				
5241015012	M-0.5-GZ: Restricted Light Manufacturing				
5241015013	M-0.5-GZ: Restricted Light Manufacturing				
5241015014	M-0.5-GZ: Restricted Light Manufacturing				
5241015015					
5241015016					
5241016002	M-0.5-GZ: Restricted Light Manufacturing				
5241016003	M-0.5-GZ: Restricted Light Manufacturing				
5241016025	M-0.5-GZ: Restricted Light Manufacturing				
5241019001	M-0.5-GZ: Restricted Light Manufacturing				
5241019002	M-0.5-GZ: Restricted Light Manufacturing				
5241019029	M-0.5-GZ: Restricted Light Manufacturing				
5241019033	M-0.5-GZ: Restricted Light Manufacturing				
5241019035	M-0.5-GZ: Restricted Light Manufacturing				
5241020010	M-0.5-GZ: Restricted Light Manufacturing				
5241020011	M-0.5-GZ: Restricted Light Manufacturing				
5241020012	M-0.5-GZ: Restricted Light Manufacturing				
5241020013	M-0.5-GZ: Restricted Light Manufacturing				
5241020014	M-0.5-GZ: Restricted Light Manufacturing				
5241020015	M-0.5-GZ: Restricted Light Manufacturing				
5241020016	M-0.5-GZ: Restricted Light Manufacturing				
5241020028	M-0.5-GZ: Restricted Light Manufacturing				
5241020029	M-0.5-GZ: Restricted Light Manufacturing				
5241020030	M-0.5-GZ: Restricted Light Manufacturing				

P - Public Use  
 MD - Medium Density Residential (30 du/ac)  
 OS-PR - Parks and Recreation  
 OS-PR - Parks and Recreation  
 P - Public and Semi-Public  
 H30 - Residential 30

CM - Commercial Manufacturing  
 H50 - Residential 50  
 CM - Commercial Manufacturing  
 H50 - Residential 50  
 CG - General Commercial  
 CG - General Commercial

DRP QC Notes

AIN	DRP QC Category
5235017011	Zoning Category Name Change Only
5235017012	Zoning Category Name Change Only
5235017042	Zoning Category Name Change Only
5235017043	Zoning Category Name Change Only
5235017045	Zoning Category Name Change Only
5235017055	Zoning Category Name Change Only
5235017056	Zoning Category Name Change Only
5236008011	DRP QC Update
5236008012	DRP QC Update
5236009030	DRP QC Update
5236011027	DRP QC Update
5239003902	DRP QC Update
5239004900	DRP QC Update
5241004017	Zoning Category Name Change Only
5241004018	Zoning Category Name Change Only
5241004019	Zoning Category Name Change Only
5241004020	Zoning Category Name Change Only
5241004021	Zoning Category Name Change Only
5241005020	Zoning Category Name Change Only
5241005021	Zoning Category Name Change Only
5241005022	Zoning Category Name Change Only
5241005023	Zoning Category Name Change Only
5241005024	Zoning Category Name Change Only
5241006018	Zoning Category Name Change Only
5241006019	Zoning Category Name Change Only
5241006020	Zoning Category Name Change Only
5241006021	Zoning Category Name Change Only
5241006022	Zoning Category Name Change Only
5241008020	Zoning Category Name Change Only
5241009021	Zoning Category Name Change Only
5241015012	Zoning Category Name Change Only
5241015013	Zoning Category Name Change Only
5241015014	Zoning Category Name Change Only
5241015015	DRP QC Update
5241015016	DRP QC Update
5241016002	Zoning Category Name Change Only
5241016003	Zoning Category Name Change Only
5241016025	Zoning Category Name Change Only
5241019001	Zoning Category Name Change Only
5241019002	Zoning Category Name Change Only
5241019029	Zoning Category Name Change Only
5241019033	Zoning Category Name Change Only
5241019035	Zoning Category Name Change Only
5241020010	Zoning Category Name Change Only
5241020011	Zoning Category Name Change Only
5241020012	Zoning Category Name Change Only
5241020013	Zoning Category Name Change Only
5241020014	Zoning Category Name Change Only
5241020015	Zoning Category Name Change Only
5241020016	Zoning Category Name Change Only
5241020028	Zoning Category Name Change Only
5241020029	Zoning Category Name Change Only
5241020030	Zoning Category Name Change Only

Rezone to R-3 to be consistent with H30.  
 Rezone to R-3 to be consistent with H30.  
 Rezone to C-M to be consistent with CG LUP. But keep the parcel split-zoned and split-designated for now (C-M with CG and R-3 with H30).  
 Rezone to R-3 to be consistent with H30 LUP.  
 Should be OS-PR LUP with Zone O-S for the entire County park.  
 Should be OS-PR LUP with Zone O-S for the entire County park.

Change LUP on both APNs to H50 to match R-4 zoning (existing MFs on both lots). Both current LUP CG and H50 allow 20-50 du/ac.  
 Change LUP on both APNs to H50 to match R-4 zoning (existing MFs on both lots). Both current LUP CG and H50 allow 20-50 du/ac.



AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

5241021001	M-0.5-GZ: Restricted Light Manufacturing		
5241021002	M-0.5-GZ: Restricted Light Manufacturing		
5241021003	M-0.5-GZ: Restricted Light Manufacturing		
5241021004	M-0.5-GZ: Restricted Light Manufacturing		
5241021005	M-0.5-GZ: Restricted Light Manufacturing		
5241021006	M-0.5-GZ: Restricted Light Manufacturing		
5241021007	M-0.5-GZ: Restricted Light Manufacturing		
5241021008	M-0.5-GZ: Restricted Light Manufacturing		
5241021009	M-0.5-GZ: Restricted Light Manufacturing		
5241021010	M-0.5-GZ: Restricted Light Manufacturing		
5241021011	M-0.5-GZ: Restricted Light Manufacturing		
5241021012	M-0.5-GZ: Restricted Light Manufacturing		
5241022001	M-0.5-GZ: Restricted Light Manufacturing		
5241022002	M-0.5-GZ: Restricted Light Manufacturing		
5241022003	M-0.5-GZ: Restricted Light Manufacturing		
5241022004	M-0.5-GZ: Restricted Light Manufacturing		
5241022005	M-0.5-GZ: Restricted Light Manufacturing		
5241022006	M-0.5-GZ: Restricted Light Manufacturing		
5241022007	M-0.5-GZ: Restricted Light Manufacturing		
5241022015	M-0.5-GZ: Restricted Light Manufacturing		
5241022016	M-0.5-GZ: Restricted Light Manufacturing		
5241022017	M-0.5-GZ: Restricted Light Manufacturing		
5241022018	M-0.5-GZ: Restricted Light Manufacturing		
5241022019	M-0.5-GZ: Restricted Light Manufacturing		
5241022020	M-0.5-GZ: Restricted Light Manufacturing		
5241022021	M-0.5-GZ: Restricted Light Manufacturing		
5241022022	M-0.5-GZ: Restricted Light Manufacturing		
5241022024	M-0.5-GZ: Restricted Light Manufacturing		
5241022025	M-0.5-GZ: Restricted Light Manufacturing		
5241023014	M-0.5-GZ: Restricted Light Manufacturing		
5241023015	M-0.5-GZ: Restricted Light Manufacturing		
5241024001	M-0.5-GZ: Restricted Light Manufacturing		
5241024002	M-0.5-GZ: Restricted Light Manufacturing		
5241024003	M-0.5-GZ: Restricted Light Manufacturing		
5241024004	M-0.5-GZ: Restricted Light Manufacturing		
5241024005	M-0.5-GZ: Restricted Light Manufacturing		
5241024006	M-0.5-GZ: Restricted Light Manufacturing		
5241024007	M-0.5-GZ: Restricted Light Manufacturing		
5241024010	M-0.5-GZ: Restricted Light Manufacturing		
5241024011	M-0.5-GZ: Restricted Light Manufacturing		
5241024012	M-0.5-GZ: Restricted Light Manufacturing		
5241024013	M-0.5-GZ: Restricted Light Manufacturing		
5241024014	M-0.5-GZ: Restricted Light Manufacturing		
5241024015	M-0.5-GZ: Restricted Light Manufacturing		
5241024016	M-0.5-GZ: Restricted Light Manufacturing		
5241024017	M-0.5-GZ: Restricted Light Manufacturing		
5241024021	M-0.5-GZ: Restricted Light Manufacturing		
5241024022	M-0.5-GZ: Restricted Light Manufacturing		
5241024023	M-0.5-GZ: Restricted Light Manufacturing		
5241024024	M-0.5-GZ: Restricted Light Manufacturing		
5241024025	M-0.5-GZ: Restricted Light Manufacturing		
5241026005	M-0.5-GZ: Restricted Light Manufacturing		
5241026007	M-0.5-GZ: Restricted Light Manufacturing		
5241026008	M-0.5-GZ: Restricted Light Manufacturing		

DRP QC Notes

AIN	DRP QC Category
5241021001	Zoning Category Name Change Only
5241021002	Zoning Category Name Change Only
5241021003	Zoning Category Name Change Only
5241021004	Zoning Category Name Change Only
5241021005	Zoning Category Name Change Only
5241021006	Zoning Category Name Change Only
5241021007	Zoning Category Name Change Only
5241021008	Zoning Category Name Change Only
5241021009	Zoning Category Name Change Only
5241021010	Zoning Category Name Change Only
5241021011	Zoning Category Name Change Only
5241021012	Zoning Category Name Change Only
5241022001	Zoning Category Name Change Only
5241022002	Zoning Category Name Change Only
5241022003	Zoning Category Name Change Only
5241022004	Zoning Category Name Change Only
5241022005	Zoning Category Name Change Only
5241022006	Zoning Category Name Change Only
5241022007	Zoning Category Name Change Only
5241022015	Zoning Category Name Change Only
5241022016	Zoning Category Name Change Only
5241022017	Zoning Category Name Change Only
5241022018	Zoning Category Name Change Only
5241022019	Zoning Category Name Change Only
5241022020	Zoning Category Name Change Only
5241022021	Zoning Category Name Change Only
5241022022	Zoning Category Name Change Only
5241022024	Zoning Category Name Change Only
5241022025	Zoning Category Name Change Only
5241023014	Zoning Category Name Change Only
5241023015	Zoning Category Name Change Only
5241024001	Zoning Category Name Change Only
5241024002	Zoning Category Name Change Only
5241024003	Zoning Category Name Change Only
5241024004	Zoning Category Name Change Only
5241024005	Zoning Category Name Change Only
5241024006	Zoning Category Name Change Only
5241024007	Zoning Category Name Change Only
5241024010	Zoning Category Name Change Only
5241024011	Zoning Category Name Change Only
5241024012	Zoning Category Name Change Only
5241024013	Zoning Category Name Change Only
5241024014	Zoning Category Name Change Only
5241024015	Zoning Category Name Change Only
5241024016	Zoning Category Name Change Only
5241024017	Zoning Category Name Change Only
5241024021	Zoning Category Name Change Only
5241024022	Zoning Category Name Change Only
5241024023	Zoning Category Name Change Only
5241024024	Zoning Category Name Change Only
5241024025	Zoning Category Name Change Only
5241024026	Zoning Category Name Change Only
5241026005	Zoning Category Name Change Only
5241026006	Zoning Category Name Change Only
5241026007	Zoning Category Name Change Only
5241026008	Zoning Category Name Change Only





**LUP Existing (version 1)      LUP Proposed (version 1)      LUP Proposed (version 1)**

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Proposed (version 1)
5241026009	M-0.5-GZ: Restricted Light Manufacturing			
5241026010	M-0.5-GZ: Restricted Light Manufacturing			
5241026011	M-0.5-GZ: Restricted Light Manufacturing			
5241026012	M-0.5-GZ: Restricted Light Manufacturing			
5241026013	M-0.5-GZ: Restricted Light Manufacturing			
5241026014	M-0.5-GZ: Restricted Light Manufacturing			
5241026015	M-0.5-GZ: Restricted Light Manufacturing			
5241026016	M-0.5-GZ: Restricted Light Manufacturing			
5241026017	M-0.5-GZ: Restricted Light Manufacturing			
5241026018	M-0.5-GZ: Restricted Light Manufacturing			
5241026021	M-0.5-GZ: Restricted Light Manufacturing			
5241026022	M-0.5-GZ: Restricted Light Manufacturing			
5241026038	M-0.5-GZ: Restricted Light Manufacturing			
5241031006	M-0.5-GZ: Restricted Light Manufacturing			
5241031008	M-0.5-GZ: Restricted Light Manufacturing			
5241031018	M-0.5-GZ: Restricted Light Manufacturing			
5241031025	M-0.5-GZ: Restricted Light Manufacturing			
5241031026	M-0.5-GZ: Restricted Light Manufacturing			
5241031028	M-0.5-GZ: Restricted Light Manufacturing			
5242009017	M-0.5-GZ: Restricted Light Manufacturing			
5242009018	M-0.5-GZ: Restricted Light Manufacturing			
5242009036	M-0.5-GZ: Restricted Light Manufacturing			
5242009037	M-0.5-GZ: Restricted Light Manufacturing			
5242010018	M-0.5-GZ: Restricted Light Manufacturing			
5242010019	M-0.5-GZ: Restricted Light Manufacturing			
5242010036	M-0.5-GZ: Restricted Light Manufacturing			
5242010037	M-0.5-GZ: Restricted Light Manufacturing			
5242011018	M-0.5-GZ: Restricted Light Manufacturing			
5242011035	M-0.5-GZ: Restricted Light Manufacturing			
5242011038	M-0.5-GZ: Restricted Light Manufacturing			
5242012019	M-0.5-GZ: Restricted Light Manufacturing			
5242012037	M-0.5-GZ: Restricted Light Manufacturing			
5242012038	M-0.5-GZ: Restricted Light Manufacturing			
5242013017	M-0.5-GZ: Restricted Light Manufacturing			
5242013018	M-0.5-GZ: Restricted Light Manufacturing			
5242013036	M-0.5-GZ: Restricted Light Manufacturing			
5242013037	M-0.5-GZ: Restricted Light Manufacturing			
5242014018	M-0.5-GZ: Restricted Light Manufacturing			
5242014019	M-0.5-GZ: Restricted Light Manufacturing			
5242014020	M-0.5-GZ: Restricted Light Manufacturing			
5242014021	M-0.5-GZ: Restricted Light Manufacturing			
5242016017	M-0.5-GZ: Restricted Light Manufacturing			
5242016018	M-0.5-GZ: Restricted Light Manufacturing			
5242016019	M-0.5-GZ: Restricted Light Manufacturing			
5242016020	M-0.5-GZ: Restricted Light Manufacturing			
5242019001	M-0.5-GZ: Restricted Light Manufacturing			
5242019002	M-0.5-GZ: Restricted Light Manufacturing			
5242019003	M-0.5-GZ: Restricted Light Manufacturing			
5242019004	M-0.5-GZ: Restricted Light Manufacturing			
5242019007	M-0.5-GZ: Restricted Light Manufacturing			
5242019008	M-0.5-GZ: Restricted Light Manufacturing			
5242019009	M-0.5-GZ: Restricted Light Manufacturing			
5242019010	M-0.5-GZ: Restricted Light Manufacturing			
5242019011	M-0.5-GZ: Restricted Light Manufacturing			
5242019012	M-0.5-GZ: Restricted Light Manufacturing			
5242019013	M-0.5-GZ: Restricted Light Manufacturing			

DRP QC Notes

AIN	DRP QC Category
5241026009	Zoning Category Name Change Only
5241026010	Zoning Category Name Change Only
5241026011	Zoning Category Name Change Only
5241026012	Zoning Category Name Change Only
5241026013	Zoning Category Name Change Only
5241026014	Zoning Category Name Change Only
5241026015	Zoning Category Name Change Only
5241026016	Zoning Category Name Change Only
5241026017	Zoning Category Name Change Only
5241026018	Zoning Category Name Change Only
5241026021	Zoning Category Name Change Only
5241026022	Zoning Category Name Change Only
5241026038	Zoning Category Name Change Only
5241031006	Zoning Category Name Change Only
5241031008	Zoning Category Name Change Only
5241031018	Zoning Category Name Change Only
5241031025	Zoning Category Name Change Only
5241031026	Zoning Category Name Change Only
5241031028	Zoning Category Name Change Only
5242009017	Zoning Category Name Change Only
5242009018	Zoning Category Name Change Only
5242009036	Zoning Category Name Change Only
5242009037	Zoning Category Name Change Only
5242010018	Zoning Category Name Change Only
5242010019	Zoning Category Name Change Only
5242010036	Zoning Category Name Change Only
5242010037	Zoning Category Name Change Only
5242011018	Zoning Category Name Change Only
5242011035	Zoning Category Name Change Only
5242011038	Zoning Category Name Change Only
5242012019	Zoning Category Name Change Only
5242012037	Zoning Category Name Change Only
5242012038	Zoning Category Name Change Only
5242013017	Zoning Category Name Change Only
5242013018	Zoning Category Name Change Only
5242013036	Zoning Category Name Change Only
5242013037	Zoning Category Name Change Only
5242014018	Zoning Category Name Change Only
5242014019	Zoning Category Name Change Only
5242014020	Zoning Category Name Change Only
5242014021	Zoning Category Name Change Only
5242016017	Zoning Category Name Change Only
5242016018	Zoning Category Name Change Only
5242016019	Zoning Category Name Change Only
5242016020	Zoning Category Name Change Only
5242019001	Zoning Category Name Change Only
5242019002	Zoning Category Name Change Only
5242019003	Zoning Category Name Change Only
5242019004	Zoning Category Name Change Only
5242019007	Zoning Category Name Change Only
5242019008	Zoning Category Name Change Only
5242019009	Zoning Category Name Change Only
5242019010	Zoning Category Name Change Only
5242019011	Zoning Category Name Change Only
5242019012	Zoning Category Name Change Only
5242019013	Zoning Category Name Change Only

AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
5242019014	4158 UNION PACIFIC AVE	LOS ANGELES CA	90023-4032	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5242019027	4186 UNION PACIFIC AVE	LOS ANGELES CA	90023-4032	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5242019028	4198 UNION PACIFIC AVE	LOS ANGELES CA	90023-4032	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5242019030	1331 S HERBERT AVE	LOS ANGELES CA	90023-4008	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5242019031	1317 S HERBERT AVE	LOS ANGELES CA	90023-4008	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5242019032	4168 UNION PACIFIC AVE	LOS ANGELES CA	90023-4032	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5242019033	4186 1/2 UNION PACIFIC AVE	LOS ANGELES CA	90023-4032	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5242019034	1311 S HERBERT AVE	LOS ANGELES CA	90023-4008	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5242019035	1328 S EASTMAN AVE	LOS ANGELES CA	90023-4004	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5242020003	1318 S ROWAN AVE	LOS ANGELES CA	90023-4013	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5242020004	1322 S ROWAN AVE	LOS ANGELES CA	90023-4013	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5242020015	1310 S ROWAN AVE	LOS ANGELES CA	90023-4013	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245001901						
5245002010	951 S WOODS AVE	LOS ANGELES CA	90022-3903			
5245002011	5115 VERONA ST	LOS ANGELES CA	90022-3945			
5245002023	922 S VANCULVER AVE	LOS ANGELES CA	90022-3915			
5245002029	5110 WHITTIER BLVD	LOS ANGELES CA	90022-3927			
5245019022	4901 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245019028	4921 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245019029	4925 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245019031	4903 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245020025	4933 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245020026	4935 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245020027	4937 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245020028	4941 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245020029	4943 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245020030	4945 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245020031	4947 TELEGRAPH RD	LOS ANGELES CA	90022-3835	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245020032	1361 FRASER AVE	CITY OF COMMERCE CA	90022-3811			
5245021038	5015 TELEGRAPH RD	LOS ANGELES CA	90022-4922	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245021056	5037 TELEGRAPH RD	LOS ANGELES CA	90022-4922	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245021057	5001 TELEGRAPH RD	LOS ANGELES CA	90022-4922	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245021060	5013 TELEGRAPH RD	LOS ANGELES CA	90022-4922	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5245021061						
5245022001	5049 TELEGRAPH RD	LOS ANGELES CA	90022-4932			
5245022002						
5245022003						
5245022004	5071 TELEGRAPH RD	LOS ANGELES CA	90022-4932			
5245022005	5071 TELEGRAPH RD	LOS ANGELES CA	90022-4932			
5245024001	5103 TELEGRAPH RD	LOS ANGELES CA	90022-4923			
5245024016	5141 TELEGRAPH RD	LOS ANGELES CA	90022-4923			
5245024018	5107 TELEGRAPH RD	LOS ANGELES CA	90022-4923			
5245024019	5125 TELEGRAPH RD	LOS ANGELES CA	90022-4923			
5245026001	5211 TELEGRAPH RD	LOS ANGELES CA	90022-5023			
5245026022	5209 TELEGRAPH RD	LOS ANGELES CA	90022-5023			
5245026023	5205 TELEGRAPH RD	LOS ANGELES CA	90022-5023			
5245026024	5203 TELEGRAPH RD	LOS ANGELES CA	90022-5023			
5245026032	5221 TELEGRAPH RD	LOS ANGELES CA	90022-5023			
5245026035	1455 S ATLANTIC BLVD	LOS ANGELES CA	90022-5015			
5246003001	1215 S DUNCAN AVE	LOS ANGELES CA	90022-2926	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing

**AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)**

5242019014	M-0.5-GZ: Restricted Light Manufacturing								
5242019027	C-M: Commercial Manufacturing	I - Industrial	H30 - Residential 30	I - Industrial	H30 - Residential 30	I - Industrial	IL - Light Industrial		
5242019028	C-M: Commercial Manufacturing	I - Industrial	H30 - Residential 30	I - Industrial	H30 - Residential 30	I - Industrial	IL - Light Industrial		
5242019030	C-M: Commercial Manufacturing								
5242019031	C-M: Commercial Manufacturing								
5242019032	C-M: Commercial Manufacturing								
5242019033	C-M: Commercial Manufacturing								
5242019034	C-M: Commercial Manufacturing								
5242019035	M-0.5-GZ: Restricted Light Manufacturing								
5242020003	M-0.5-GZ: Restricted Light Manufacturing								
5242020004	M-0.5-GZ: Restricted Light Manufacturing								
5242020015	M-0.5-GZ: Restricted Light Manufacturing								
5245001901		P - Public Use	H30 - Residential 30	P - Public Use	H30 - Residential 30	P - Public Use	P - Public and Semi-Public		
5245002010		P - Public Use	H30 - Residential 30	P - Public Use	H30 - Residential 30	P - Public Use	P - Public and Semi-Public		
5245002011		P - Public Use	H30 - Residential 30	P - Public Use	H30 - Residential 30	P - Public Use	P - Public and Semi-Public		
5245002023	R-3-P: Limited Density Multiple Residence								
5245002029	R-3-P: Limited Density Multiple Residence								
5245019022	M-0.5-GZ: Restricted Light Manufacturing								
5245019028	M-0.5-GZ: Restricted Light Manufacturing								
5245019029	M-0.5-GZ: Restricted Light Manufacturing								
5245019031	M-0.5-GZ: Restricted Light Manufacturing								
5245020025	M-0.5-GZ: Restricted Light Manufacturing								
5245020026	M-0.5-GZ: Restricted Light Manufacturing								
5245020027	M-0.5-GZ: Restricted Light Manufacturing								
5245020028	M-0.5-GZ: Restricted Light Manufacturing								
5245020029	M-0.5-GZ: Restricted Light Manufacturing								
5245020030	M-0.5-GZ: Restricted Light Manufacturing								
5245020031	M-0.5-GZ: Restricted Light Manufacturing								
5245020032	M-0.5-GZ: Restricted Light Manufacturing								
5245021038	M-0.5-GZ: Restricted Light Manufacturing								
5245021056	M-0.5-GZ: Restricted Light Manufacturing								
5245021057	M-0.5-GZ: Restricted Light Manufacturing								
5245021060	M-0.5-GZ: Restricted Light Manufacturing								
5245021061	M-0.5-GZ: Restricted Light Manufacturing								
5245022001	M-0.5-GZ: Restricted Light Manufacturing								
5245022002	M-0.5-GZ: Restricted Light Manufacturing								
5245022003	M-0.5-GZ: Restricted Light Manufacturing								
5245022004	M-0.5-GZ: Restricted Light Manufacturing								
5245022005	M-0.5-GZ: Restricted Light Manufacturing								
5245024001	M-0.5-GZ: Restricted Light Manufacturing								
5245024016	M-0.5-GZ: Restricted Light Manufacturing								
5245024018	M-0.5-GZ: Restricted Light Manufacturing								
5245024019	M-0.5-GZ: Restricted Light Manufacturing								
5245026021	M-0.5-GZ: Restricted Light Manufacturing								
5245026022	M-0.5-GZ: Restricted Light Manufacturing								
5245026023	M-0.5-GZ: Restricted Light Manufacturing								
5245026024	M-0.5-GZ: Restricted Light Manufacturing								
5245026032	M-0.5-GZ: Restricted Light Manufacturing								
5245026035		CM - Commercial Manufacturing	CG - General Commercial	CM - Commercial Manufacturing	CG - General Commercial	CM - Commercial Manufacturing	IL - Light Industrial		
5246003001	M-0.5-GZ: Restricted Light Manufacturing								

AIN	DRP QC Category	DRP QC Notes
5242019014	Zoning Category Name Change Only	
5242019027	DRP QC Update	
5242019028	DRP QC Update	Rezone and redesignate this portion of the church site to R-3 with H30 LUP so that the entire church site only has one zoning (R-3) and one LU designation H30.
5242019030	DRP QC Update	Rezone and redesignate this portion of the church site to R-3 with H30 LUP so that the entire church site only has one zoning (R-3) and one LU designation H30.
5242019031	DRP QC Update	Rezone to R-3 to be consistent with H30.
5242019032	DRP QC Update	Rezone to R-3 to be consistent with H30.
5242019033	DRP QC Update	Rezone to R-3 to be consistent with H30.
5242019034	DRP QC Update	Rezone to R-3 to be consistent with H30.
5242019035	DRP QC Update	Rezone to R-3 to be consistent with H30.
5242020003	Zoning Category Name Change Only	
5242020004	Zoning Category Name Change Only	
5242020015	Zoning Category Name Change Only	
5245001901	DRP QC Update	Change this entire P area to H30 LUP....the two privately owned lots are developed with apartments so it should not have a P LUP. The remaining is just the median strip.
5245002010	DRP QC Update	Change this entire P area to H30 LUP....the two privately owned lots are developed with apartments so it should not have a P LUP. The remaining is just the median strip.
5245002011	DRP QC Update	Change this entire P area to H30 LUP....the two privately owned lots are developed with apartments so it should not have a P LUP. The remaining is just the median strip.
5245002023	DRP QC Update	Change this entire P area to H30 LUP....the two privately owned lots are developed with apartments so it should not have a P LUP. The remaining is just the median strip.
5245002029	DRP QC Update	Change this entire P area to H30 LUP....the two privately owned lots are developed with apartments so it should not have a P LUP. The remaining is just the median strip.
5245019028	Zoning Category Name Change Only	
5245019029	Zoning Category Name Change Only	
5245019031	Zoning Category Name Change Only	
5245020025	Zoning Category Name Change Only	
5245020026	Zoning Category Name Change Only	
5245020027	Zoning Category Name Change Only	
5245020028	Zoning Category Name Change Only	
5245020029	Zoning Category Name Change Only	
5245020030	Zoning Category Name Change Only	
5245020031	Zoning Category Name Change Only	
5245020032	Zoning Category Name Change Only	
5245021038	Zoning Category Name Change Only	
5245021056	Zoning Category Name Change Only	
5245021057	Zoning Category Name Change Only	
5245021060	Zoning Category Name Change Only	
5245021061	Zoning Category Name Change Only	
5245022001	Zoning Category Name Change Only	
5245022002	Zoning Category Name Change Only	
5245022003	Zoning Category Name Change Only	
5245022004	Zoning Category Name Change Only	
5245022005	Zoning Category Name Change Only	
5245024001	Zoning Category Name Change Only	
5245024016	Zoning Category Name Change Only	
5245024018	Zoning Category Name Change Only	
5245024019	Zoning Category Name Change Only	
5245026021	Zoning Category Name Change Only	
5245026022	Zoning Category Name Change Only	
5245026023	Zoning Category Name Change Only	
5245026024	Zoning Category Name Change Only	
5245026032	Zoning Category Name Change Only	
5245026035	DRP QC Update	Change LUP to CG so that the entire lot (donut shop) has just one LU designation. Existing C-3 zoning remains unchanged.
5246003001	Zoning Category Name Change Only	

AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
5246003020	4550 E OLYMPIC BLVD	LOS ANGELES CA	90022-2937	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246003021	4564 E OLYMPIC BLVD	LOS ANGELES CA	90022-2936	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246007034	1134 S DUNCAN AVE	LOS ANGELES CA	90022-2907	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5246011033	1134 S MCBRIDE AVE	LOS ANGELES CA	90022-2918	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5246014031	1134 S MCDONNELL AVE	LOS ANGELES CA	90022-2924	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5246014916	1033 S ARIZONA AVE	EAST LOS ANGELES CA	90022-3049	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5246017001	4731 TELEGRAPH RD	LOS ANGELES CA	90022-3728	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246017002	4735 TELEGRAPH RD	LOS ANGELES CA	90022-3728	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246017003	4739 TELEGRAPH RD	LOS ANGELES CA	90022-3728	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246017032	4811 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246017035	4827 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246017036	4755 TELEGRAPH RD	LOS ANGELES CA	90022-3727	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246019044	1136 S ARIZONA AVE	LOS ANGELES CA	90022-3004	C-M: Commercial Manufacturing	R-3: Limited Density Multiple Residence	C-M: Commercial Manufacturing
5246024018	4841 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246024019	4845 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246024020	4847 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246024021	4849 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246024022	4855 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246024023	4857 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246024024	4859 TELEGRAPH RD	CITY OF COMMERCE CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5246024025	4863 TELEGRAPH RD	LOS ANGELES CA	90022-3720	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
5247016035	755 S MCDONNELL AVE	LOS ANGELES CA	90022-2405	M-1-DP: Light Manufacturing	R-3-P: Limited Density Multiple Residence	M-1-DP: Light Manufacturing
5251008907	4919 E CESAR E CHAVEZ AVE	LOS ANGELES CA	90022-1308	C-3: General Commercial	R-3: Limited Density Multiple Residence	C-3: General Commercial
6021015030	1541 E 75TH ST	LOS ANGELES CA	90001-2622			
6021015031	1545 E 75TH ST	LOS ANGELES CA	90001-2622			
6025025037	7811 S ALAMEDA ST	LOS ANGELES CA	90001-3115	SP: Specific Plan	SP: Specific Plan	M-2: Heavy Manufacturing
6025025042	7735 S ALAMEDA ST	LOS ANGELES CA	90001-3114	SP: Specific Plan	SP: Specific Plan	M-2: Heavy Manufacturing
6047009052	7831 S ALAMEDA ST	LOS ANGELES CA	90001-3115	SP: Specific Plan	SP: Specific Plan	M-2: Heavy Manufacturing
6049008031	1416 E 92ND ST	LOS ANGELES CA	90002-2203	SP: Specific Plan	SP: Specific Plan	A-1: Light Agricultural
6067024027				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024046				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024047				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024048	2538 E 115TH ST	LOS ANGELES CA	90059-2122	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024053	2531 E 115TH PL	LOS ANGELES CA	90059-2125	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024054	2526 E 115TH ST	LOS ANGELES CA	90059-2122	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024055	2529 E 115TH PL	LOS ANGELES CA	90059-2125	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024056				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024057				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024058				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024059	2523 E 115TH PL	LOS ANGELES CA	90059-2125	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024060				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024061	2515 E 115TH PL	LOS ANGELES CA	90059-2125	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024063				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024064				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024065				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024067				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024069	2503 E 115TH PL	LOS ANGELES CA	90059-2125	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024070				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024073	11507 ALAMEDA ST	LOS ANGELES CA	90059	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067024074	2502 E 115TH ST	LOS ANGELES CA	90059-2122	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067025013	2514 E 114TH ST	LOS ANGELES CA	90059-2118	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067025014	2512 E 114TH ST	LOS ANGELES CA	90059-2118	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067025016	2510 E 114TH ST	LOS ANGELES CA	90059-2118	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067025017	2506 E 114TH ST	LOS ANGELES CA	90059-2118	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing

LUP Existing (version 1) LUP Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
5246003020	M-0.5-GZ: Restricted Light Manufacturing				
5246003021	M-0.5-GZ: Restricted Light Manufacturing				
5246007034	C-M: Commercial Manufacturing				
5246011033	C-M: Commercial Manufacturing				
5246014031	C-M: Commercial Manufacturing				
5246014916	C-M: Commercial Manufacturing				
5246017001	M-0.5-GZ: Restricted Light Manufacturing				
5246017002	M-0.5-GZ: Restricted Light Manufacturing				
5246017003	M-0.5-GZ: Restricted Light Manufacturing				
5246017032	M-0.5-GZ: Restricted Light Manufacturing				
5246017035	M-0.5-GZ: Restricted Light Manufacturing				
5246017036	M-0.5-GZ: Restricted Light Manufacturing				
5246019044	C-M: Commercial Manufacturing				
5246024018	M-0.5-GZ: Restricted Light Manufacturing				
5246024019	M-0.5-GZ: Restricted Light Manufacturing				
5246024020	M-0.5-GZ: Restricted Light Manufacturing				
5246024021	M-0.5-GZ: Restricted Light Manufacturing				
5246024022	M-0.5-GZ: Restricted Light Manufacturing				
5246024023	M-0.5-GZ: Restricted Light Manufacturing				
5246024024	M-0.5-GZ: Restricted Light Manufacturing				
5246024025	M-0.5-GZ: Restricted Light Manufacturing				
5247016035	M-1-DP-GZ: Light Manufacturing				
5251008907	C-3: General Commercial				
6021015030					
6025025037	M-1-GZ: Light Manufacturing				
6025025042	M-1-GZ: Light Manufacturing				
6025025043	M-1-GZ: Light Manufacturing				
6047009052					
6049008031	A-1: Light Agricultural				
6067024027	M-0.5-GZ: Restricted Light Manufacturing				
6067024046	M-0.5-GZ: Restricted Light Manufacturing				
6067024047	M-0.5-GZ: Restricted Light Manufacturing				
6067024048	M-0.5-GZ: Restricted Light Manufacturing				
6067024053	M-0.5-GZ: Restricted Light Manufacturing				
6067024054	M-0.5-GZ: Restricted Light Manufacturing				
6067024055	M-0.5-GZ: Restricted Light Manufacturing				
6067024056	M-0.5-GZ: Restricted Light Manufacturing				
6067024057	M-0.5-GZ: Restricted Light Manufacturing				
6067024058	M-0.5-GZ: Restricted Light Manufacturing				
6067024059	M-0.5-GZ: Restricted Light Manufacturing				
6067024060	M-0.5-GZ: Restricted Light Manufacturing				
6067024061	M-0.5-GZ: Restricted Light Manufacturing				
6067024063	M-0.5-GZ: Restricted Light Manufacturing				
6067024064	M-0.5-GZ: Restricted Light Manufacturing				
6067024065	M-0.5-GZ: Restricted Light Manufacturing				
6067024067	M-0.5-GZ: Restricted Light Manufacturing				
6067024068	M-0.5-GZ: Restricted Light Manufacturing				
6067024070	M-0.5-GZ: Restricted Light Manufacturing				
6067024073	M-0.5-GZ: Restricted Light Manufacturing				
6067024074	M-0.5-GZ: Restricted Light Manufacturing				
6067025013	M-0.5-GZ: Restricted Light Manufacturing				
6067025014	M-0.5-GZ: Restricted Light Manufacturing				
6067025016	M-0.5-GZ: Restricted Light Manufacturing				
6067025018	M-0.5-GZ: Restricted Light Manufacturing				

H50 - Residential 50	H50 - Residential 50	H50 - Residential 50	H50 - Residential 50	H30 - Residential 30
H50 - Residential 50	H50 - Residential 50	H50 - Residential 50	H50 - Residential 50	H30 - Residential 30
IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial
IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial
IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial	IL - Light Industrial
RD 3.1 - Two Family Residence (8 to 17 du/ac)	RD 3.1 - Two Family Residence (8 to 17 du/ac)	MU - Mixed Use	RD 3.1 - Two Family Residence (8 to 17 du/ac)	IH - Heavy Industrial
				H18 - Residential 18



AIN	DRP QC Category	DRP QC Notes
5246003020	Zoning Category Name Change Only	
5246003021	Zoning Category Name Change Only	
5246007034	DRP QC Update	
5246011033	DRP QC Update	
5246014031	DRP QC Update	
5246014916	DRP QC Update	
5246017001	Zoning Category Name Change Only	
5246017002	Zoning Category Name Change Only	
5246017003	Zoning Category Name Change Only	
5246017032	Zoning Category Name Change Only	
5246017035	Zoning Category Name Change Only	
5246017036	Zoning Category Name Change Only	
5246019044	DRP QC Update	
5246024018	Zoning Category Name Change Only	
5246024019	Zoning Category Name Change Only	
5246024020	Zoning Category Name Change Only	
5246024021	Zoning Category Name Change Only	
5246024022	Zoning Category Name Change Only	
5246024023	Zoning Category Name Change Only	
5246024024	Zoning Category Name Change Only	
5246024025	Zoning Category Name Change Only	
5247016035	DRP QC Update	
5251008907	DRP QC Update	
6021015030	Coding Error	
6021015031	Coding Error	
6025025037	Coding Error	
6025025042	Coding Error	
6025025043	Coding Error	
6047009052	DRP QC Update	
6049008031	DRP QC Update	
6067024027	Zoning Category Name Change Only	
6067024046	Zoning Category Name Change Only	
6067024047	Zoning Category Name Change Only	
6067024048	Zoning Category Name Change Only	
6067024053	Zoning Category Name Change Only	
6067024054	Zoning Category Name Change Only	
6067024055	Zoning Category Name Change Only	
6067024056	Zoning Category Name Change Only	
6067024057	Zoning Category Name Change Only	
6067024058	Zoning Category Name Change Only	
6067024059	Zoning Category Name Change Only	
6067024060	Zoning Category Name Change Only	
6067024061	Zoning Category Name Change Only	
6067024063	Zoning Category Name Change Only	
6067024064	Zoning Category Name Change Only	
6067024065	Zoning Category Name Change Only	
6067024067	Zoning Category Name Change Only	
6067024069	Zoning Category Name Change Only	
6067024070	Zoning Category Name Change Only	
6067024073	Zoning Category Name Change Only	
6067024074	Zoning Category Name Change Only	
6067025013	Zoning Category Name Change Only	
6067025014	Zoning Category Name Change Only	
6067025016	Zoning Category Name Change Only	
6067025018	Zoning Category Name Change Only	

Rezone to R-3 to be consistent with H30 LUP.  
 Rezone to R-3 to be consistent with H30 LUP.  
 Rezone to R-3 to be consistent with H30 LUP.  
 Rezone to R-3 to be consistent with H30 LUP.

Rezone to R-3 to be consistent with H30 LUP.

Rezone to R-3-P to be consistent with H30. This is a portion of a parking lot and the only M-1 lot (spot-zoning).  
 The rest of the parking lot is zoned R-3-P.  
 Rezone to R-3 to be consistent with H30.  
 Per FFTOD, this is H50, not H30  
 Per FFTOD, this is H50, not H30  
 Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)  
 Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)  
 Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)  
 6047009052 - the entire APN should be MXD/MU.  
 Change A-1 to R-2 to match the H18 LUP. This change should be shown on the FF TOD SP Zoning Map

AJN	Site Address - Street	Site Address - City	Site Address - Zip	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
6067025028	2535 E 115TH ST	LOS ANGELES CA	90059-2121	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067025030	2540 E 114TH ST	LOS ANGELES CA	90059-2118	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067025031	11401 S ALAMEDA ST	LOS ANGELES CA	90059-2127	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067026015	11321 S ALAMEDA ST	LOS ANGELES CA	90059-2159	M-1-DP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-DP: Light Manufacturing
6067026037	2535 E 114TH ST	LOS ANGELES CA	90059-2117	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067026038	2521 E 114TH ST	LOS ANGELES CA	90059-2117	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6067026043	11321 S ALAMEDA ST	LOS ANGELES CA	90059-2159	M-1-DP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-DP: Light Manufacturing
6067029067				M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-1: Light Manufacturing
6068015006				M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068015008				M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068015010				M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068015012				M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068015013				M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068015015				M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068015045	2520 E 108TH ST	LOS ANGELES CA	90059-1408	M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068015047	10807 S ALAMEDA ST	LOS ANGELES CA	90059-1422	M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068015058				M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068017022	11019 S ALAMEDA ST	LOS ANGELES CA	90059-1424	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6068017041	11011 S ALAMEDA ST	LOS ANGELES CA	90059-1424	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6068017054	10907 S ALAMEDA ST	LOS ANGELES CA	90059-1423	M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068017056	10917 S ALAMEDA ST	LOS ANGELES CA	90059-1423	M-1: Light Manufacturing	M-1-GZ: Light Manufacturing	M-2: Heavy Manufacturing
6068020001	11221 S ALAMEDA ST	LOS ANGELES CA	90059-1425	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6068020901	11108 WATTS AVE	LOS ANGELES CA	90059-1444	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
6068037900				C-2: Neighborhood Business	C-S: Open Space	C-2: Neighborhood Business
6068037901				C-2: Neighborhood Business	C-S: Open Space	C-2: Neighborhood Business
6068037902				R-1-5000: Single-Family Residence	C-S: Open Space	R-1-5000: Single-Family Residence
6068037903				R-1-5000: Single-Family Residence	C-S: Open Space	R-1-5000: Single-Family Residence
6068037904				R-1-5000: Single-Family Residence	C-S: Open Space	R-1-5000: Single-Family Residence
6068037906	941 E 126TH ST	LOS ANGELES CA	90059-3103	R-3-20U: Limited Density Multiple Residence	O-S: Open Space	R-3-20U: Limited Density Multiple Residence
6068037907	941 E 126TH ST	LOS ANGELES CA	90059-3103	R-3-20U: Limited Density Multiple Residence	O-S: Open Space	R-3-20U: Limited Density Multiple Residence
6068037909	946 E 126TH ST	LOS ANGELES CA	90059-3104	C-2: Neighborhood Business	O-S: Open Space	C-2: Neighborhood Business
6068037910	900 E 126TH ST	LOS ANGELES CA	90059-3104	C-2: Neighborhood Business	O-S: Open Space	C-2: Neighborhood Business
6089029037	12725 S VERMONT AVE	LOS ANGELES CA	90044-1049	O-S: Open Space	C-M: Commercial Manufacturing	O-S: Open Space
6117004021				R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
6117004025	12028 S FIGUEROA ST	LOS ANGELES CA	90061-1344	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
6117004026				R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
6117004027	12018 S FIGUEROA ST	LOS ANGELES CA	90061-1304	R-2: Two-Family Residence	R-3: Limited Density Multiple Residence	R-2: Two-Family Residence
6125003001	15700 S MAIN ST	GARDENA CA	90248-2507	M-1-IP: Light Manufacturing	M-1-IP-GZ: Light Manufacturing	M-2-IP: Heavy Manufacturing
6125003002	15700 S MAIN ST	GARDENA CA	90248-2507	M-1-IP: Light Manufacturing	M-1-IP-GZ: Light Manufacturing	M-2-IP: Heavy Manufacturing
6125003003	15902 S MAIN ST	GARDENA CA	90248-2551	M-1-IP: Light Manufacturing	M-1-IP-GZ: Light Manufacturing	M-2-IP: Heavy Manufacturing
6125004001	15922 S MAIN ST	GARDENA CA	90248-2551	M-1-IP: Light Manufacturing	M-1-IP-GZ: Light Manufacturing	M-2-IP: Heavy Manufacturing
6125004003	219 E ALONDRA BLVD	GARDENA CA	90248-2807	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6125004004	221 E ALONDRA BLVD	GARDENA CA	90248-2807	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6125004005	233 E ALONDRA BLVD	GARDENA CA	90248-2807	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6125004006	301 E ALONDRA BLVD	GARDENA CA	90248-2809	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6125004007	301 E ALONDRA BLVD	GARDENA CA	90248-2809	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6125004008	157 E ALONDRA BLVD	GARDENA CA	90248-2805	M-2-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6125004009	137 E ALONDRA BLVD	GARDENA CA	90248-2805	M-2-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6125008001	433 E ALONDRA BLVD	GARDENA CA	90248-2901	M-1.5-DP-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-DP-IP: Restricted Heavy Manufacturing
6125008002	429 E ALONDRA BLVD	GARDENA CA	90248-2901	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6125008003	415 E ALONDRA BLVD	GARDENA CA	90248-2900	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6125008004	401 E ALONDRA BLVD	GARDENA CA	90248-2901	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing

LUP Existing LUP Proposed LUP Existing (version 1) LUP Proposed (version 1)

AIN Zoning Proposed (version 1)

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
6067025028	M-0.5-GZ: Restricted Light Manufacturing				
6067025030	M-0.5-GZ: Restricted Light Manufacturing				
6067025031	M-0.5-GZ: Restricted Light Manufacturing				
6067026015	M-0.5-GZ: Restricted Light Manufacturing				
6067026037	M-0.5-GZ: Restricted Light Manufacturing				
6067026038	M-0.5-GZ: Restricted Light Manufacturing				
6067026043	M-0.5-GZ: Restricted Light Manufacturing				
6067029067	M-0.5-GZ: Restricted Light Manufacturing				
6068015006	M-1-GZ: Light Manufacturing				
6068015008	M-1-GZ: Light Manufacturing				
6068015010	M-1-GZ: Light Manufacturing				
6068015012	M-1-GZ: Light Manufacturing				
6068015013	M-1-GZ: Light Manufacturing				
6068015015	M-1-GZ: Light Manufacturing				
6068015045	M-1-GZ: Light Manufacturing				
6068015047	M-1-GZ: Light Manufacturing				
6068015058	M-1-GZ: Light Manufacturing				
6068017022	M-0.5-GZ: Restricted Light Manufacturing				
6068017041	M-0.5-GZ: Restricted Light Manufacturing				
6068017054	M-1-GZ: Light Manufacturing				
6068017056	M-0.5-GZ: Restricted Light Manufacturing				
6068020001	M-0.5-GZ: Restricted Light Manufacturing				
6068020901	R-2: Two-Family Residence				
6086037900	C-2: Neighborhood Business				
6086037901	C-2: Neighborhood Business				
6086037902	R-1-5000: Single-Family Residence				
6086037903	R-1-5000: Single-Family Residence				
6086037904	R-1-5000: Single-Family Residence				
6086037906	R-3-20U: Limited Density Multiple Residence				
6086037907	R-3-20U: Limited Density Multiple Residence				
6086037909	C-2: Neighborhood Business				
6086037910	C-2: Neighborhood Business				
6089029037	O-S: Open Space				
6117004021	R-2: Two-Family Residence				
6117004025	R-2: Two-Family Residence				
6117004026	R-2: Two-Family Residence				
6117004027	R-2: Two-Family Residence				
6125003001	M-1-IP-GZ: Light Manufacturing				
6125003002	M-1-IP-GZ: Light Manufacturing				
6125003003	M-1-IP-GZ: Light Manufacturing				
6125004001	M-0.5-GZ: Restricted Light Manufacturing				
6125004003	M-0.5-GZ: Restricted Light Manufacturing				
6125004004	M-0.5-GZ: Restricted Light Manufacturing				
6125004005	M-0.5-GZ: Restricted Light Manufacturing				
6125004006	M-0.5-GZ: Restricted Light Manufacturing				
6125004007	M-0.5-GZ: Restricted Light Manufacturing				
6125004008	M-0.5-GZ: Restricted Light Manufacturing				
6125004009	M-0.5-GZ: Restricted Light Manufacturing				
6125008001	M-0.5-GZ: Restricted Light Manufacturing				
6125008002	M-0.5-GZ: Restricted Light Manufacturing				
6125008003	M-0.5-GZ: Restricted Light Manufacturing				
6125008004	M-0.5-GZ: Restricted Light Manufacturing				
6086037908	R-3-20U: Limited Density Multiple Residence				
6086037909	C-2: Neighborhood Business				
6086037910	C-2: Neighborhood Business				
6125003001	M-1-IP-GZ: Light Manufacturing				
6125003002	M-1-IP-GZ: Light Manufacturing				
6125003003	M-1-IP-GZ: Light Manufacturing				
6125004001	M-0.5-GZ: Restricted Light Manufacturing				
6125004003	M-0.5-GZ: Restricted Light Manufacturing				
6125004004	M-0.5-GZ: Restricted Light Manufacturing				
6125004005	M-0.5-GZ: Restricted Light Manufacturing				
6125004006	M-0.5-GZ: Restricted Light Manufacturing				
6125004007	M-0.5-GZ: Restricted Light Manufacturing				
6125004008	M-0.5-GZ: Restricted Light Manufacturing				
6125004009	M-0.5-GZ: Restricted Light Manufacturing				
6125008001	M-0.5-GZ: Restricted Light Manufacturing				
6125008002	M-0.5-GZ: Restricted Light Manufacturing				
6125008003	M-0.5-GZ: Restricted Light Manufacturing				
6125008004	M-0.5-GZ: Restricted Light Manufacturing				

P - Public and Semi-Public  
P - Public and Semi-Public

OS-PR - Parks and Recreation  
OS-PR - Parks and Recreation  
P - Public and Semi-Public  
P - Public and Semi-Public

IL - Light Industrial  
IL - Light Industrial  
IL - Light Industrial

IH - Heavy Industrial  
IH - Heavy Industrial  
IH - Heavy Industrial

IL - Light Industrial  
IL - Light Industrial  
IL - Light Industrial

P - Public and Semi-Public  
P - Public and Semi-Public

IL - Light Industrial  
IL - Light Industrial  
IL - Light Industrial

AIN	DRP QC Category	DRP QC Notes
6067025028	Zoning Category Name Change Only	
6067025030	Zoning Category Name Change Only	
6067025031	Zoning Category Name Change Only	
6067026015	Zoning Category Name Change Only	
6067026037	Zoning Category Name Change Only	
6067026038	Zoning Category Name Change Only	
6067026043	Zoning Category Name Change Only	
6067029067	Zoning Category Name Change Only	
6068015006	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068015008	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068015010	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068015012	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068015013	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068015015	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068015045	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068015047	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068015058	Coding Error	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068017022	Zoning Category Name Change Only	
6068017041	Zoning Category Name Change Only	
6068017054	Coding Error	
6068017056	Zoning Category Name Change, Coding Error & DRP QC Up	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068020001	Zoning Category Name Change Only	Incorrectly coded as existing M-2 (Green Zones zone change / plan amendment)
6068020901	DRP QC Update	
6086037900	DRP QC Update	Rezone these to R-3 so that the entire elementary school site is R-3 with P LUP.
6086037901	DRP QC Update	Rezone all these lots to O-S to match the OS-PR LUP. Part of Magic Johnson Park.
6086037902	DRP QC Update	Rezone all these lots to O-S to match the OS-PR LUP. Part of Magic Johnson Park.
6086037903	DRP QC Update	Rezone all these lots to O-S to match the OS-PR LUP. Part of Magic Johnson Park.
6086037904	DRP QC Update	Rezone all these lots to O-S to match the OS-PR LUP. Part of Magic Johnson Park.
6086037906	DRP QC Update	Rezone to O-S to match the OS-PR LUP. Former Ujima Village site which looks like with become part of Magic Johnson park.
6086037907	DRP QC Update	Rezone to O-S to match the OS-PR LUP. Former Ujima Village site which looks like with become part of Magic Johnson park.
6086037909	DRP QC Update	Rezone all these lots to O-S to match the OS-PR LUP. Part of Magic Johnson Park.
6086037910	DRP QC Update	Rezone to C-M to be consistent with CG LUP - this is a portion of a private lot (and the rest of the lot is zoned C-M). It's adjacent to a park which is why it's now zoned O-S (misalignment between property line and zoning boundary).
6089029037	DRP QC Update	
6117004021	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
6117004025	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
6117004026	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
6117004027	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
6125003001	Coding Error	Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)
6125003002	Coding Error	Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)
6125003003	Coding Error	Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)
6125004001	Zoning Category Name Change Only	
6125004003	Zoning Category Name Change Only	
6125004004	Zoning Category Name Change Only	
6125004005	Zoning Category Name Change Only	
6125004006	Zoning Category Name Change Only	
6125004007	Zoning Category Name Change Only	
6125004008	Zoning Category Name Change Only	
6125004009	Zoning Category Name Change Only	
6125008001	Zoning Category Name Change Only	
6125008002	Zoning Category Name Change Only	
6125008003	Zoning Category Name Change Only	
6125008004	Zoning Category Name Change Only	





DRP QC Notes

AIN	DRP QC Category
6125008005	Zoning Category Name Change Only
6125008006	Zoning Category Name Change Only
6125008007	Zoning Category Name Change Only
6125008008	Zoning Category Name Change Only
6125008009	Zoning Category Name Change Only
6125008022	Zoning Category Name Change Only
6125008900	DRP QC Update and Zoning Category Name Change
6125011025	Coding Error
6125011026	Coding Error
6125011027	Zoning Category Name Change Only
6125011028	Zoning Category Name Change Only
6125012002	Zoning Category Name Change Only
6125012003	Zoning Category Name Change Only
6125012004	Zoning Category Name Change Only
6125012005	Zoning Category Name Change Only
6125012006	Zoning Category Name Change Only
6125012007	Zoning Category Name Change Only
6125012008	Zoning Category Name Change Only
6125012009	Zoning Category Name Change Only
6125012010	Zoning Category Name Change Only
6125012011	Zoning Category Name Change Only
6125012012	Zoning Category Name Change Only
6125012013	Zoning Category Name Change Only
6125012014	Zoning Category Name Change Only
6125012015	Zoning Category Name Change Only
6125012016	Zoning Category Name Change Only
6125012017	Zoning Category Name Change Only
6125012018	Zoning Category Name Change Only
6125012019	Zoning Category Name Change Only
6129010035	Zoning Category Name Change Only
6129010036	Zoning Category Name Change Only
6129010055	Zoning Category Name Change Only
6129010056	Zoning Category Name Change Only
6129019037	Zoning Category Name Change Only
6129019038	Zoning Category Name Change Only
6129019041	Coding Error
6129019044	Zoning Category Name Change Only
6129019045	Zoning Category Name Change Only
6129019046	Zoning Category Name Change Only
6129019047	Zoning Category Name Change Only
6129019048	Zoning Category Name Change Only
6129019053	Coding Error
6129019061	Zoning Category Name Change Only
6129020029	Zoning Category Name Change Only
6129020030	Zoning Category Name Change Only
6129020031	Zoning Category Name Change Only
6129020032	Zoning Category Name Change Only
6129020033	Zoning Category Name Change Only
6129020034	Zoning Category Name Change Only
6129020035	Zoning Category Name Change Only
6129020036	Zoning Category Name Change Only
6129020037	Zoning Category Name Change Only
6129020038	Zoning Category Name Change Only
6129020039	Zoning Category Name Change Only
6129020040	Zoning Category Name Change Only
6129021030	Coding Error

Why is this sliver the only piece without the GZ combining zone? Please make it M-0.5-GZ. Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)  
 Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)

Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)

Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)

Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)

AJN	Site Address - Street	Site Address - City	Site Address - Zip	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
6129021031	440 E REDONDO BEACH BLVD	GARDENA CA	90248-2313	M-2-IP: Heavy Manufacturing	M-0.5: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6129021033	15005 S SAN PEDRO ST	GARDENA CA	90248-2319	M-2-IP: Heavy Manufacturing	M-0.5: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6129021034	15313 S SAN PEDRO ST	GARDENA CA	90248-2319	M-2-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6129021035	15317 S SAN PEDRO ST	GARDENA CA	90248-2319	M-2-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6129021036	15327 S SAN PEDRO ST	GARDENA CA	90248-2319	M-2-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6129021039	15111 S SAN PEDRO ST	GARDENA CA	90248-2351	M-2-IP: Heavy Manufacturing	M-1-IP-GZ: Light Manufacturing	M-2-IP: Heavy Manufacturing
6129021040				M-2-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6129021041				M-2-IP: Heavy Manufacturing	M-0.5: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6129021042				M-2-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6129021043	15401 S SAN PEDRO ST	GARDENA CA	90248-2321	M-2-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-IP: Heavy Manufacturing
6130001001				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6130001002				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6130001003	12808 S MAIN ST	LOS ANGELES CA	90061-1602	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6130001004	12824 S MAIN ST	LOS ANGELES CA	90061-1602	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6130001012	12920 S MAIN ST	LOS ANGELES CA	90061-1604	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6130001024	12900 S MAIN ST	LOS ANGELES CA	90061-1604	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6130001025	12910 S MAIN ST	LOS ANGELES CA	90061-1604	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6130008046	12812 S SAN PEDRO ST	LOS ANGELES CA	90061-2744	R-2: Two-Family Residence	MXD: Mixed Use Development	R-2: Two-Family Residence
6130015002	13344 S MAIN ST	LOS ANGELES CA	90061-1637	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6130015900				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6130015902				R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6131014001				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014002				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014003	14105 AVALON BLVD	LOS ANGELES CA	90061-2637	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014004	14105 AVALON BLVD	LOS ANGELES CA	90061-2637	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014005	14131 AVALON BLVD	GARDENA CA	90061-2637	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014006	14131 AVALON BLVD	GARDENA CA	90061-2637	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014007	545 E ROSECRANS AVE	GARDENA CA	90248-2024	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014008				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014009	525 E ROSECRANS AVE	GARDENA CA	90248-2024	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014010	515 E ROSECRANS AVE	GARDENA CA	90248-2024	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014011	507 E ROSECRANS AVE	GARDENA CA	90248-2024	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014012	505 E ROSECRANS AVE	GARDENA CA	90248-2024	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014013	447 E ROSECRANS AVE	COMPTON CA	90248-2022	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014014	14208 TOWNE AVE	LOS ANGELES CA	90061-2653	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014015				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014018	14108 TOWNE AVE	LOS ANGELES CA	90061-2651	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014019	14104 TOWNE AVE	LOS ANGELES CA	90061-2651	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014022	14200 S SAN PEDRO ST	LOS ANGELES CA	90061-2647	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014023				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014024				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014025	405 E ROSECRANS AVE	GARDENA CA	90248-2022	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014026	14116 TOWNE AVE	LOS ANGELES CA	90061-2651	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131014900	14024 S SAN PEDRO ST	LOS ANGELES CA	90061-2659	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6131014902	14024 S SAN PEDRO ST	LOS ANGELES CA	90061-2659	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6131014903	14024 S SAN PEDRO ST	LOS ANGELES CA	90061-2659	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6131015022	315 E 141ST ST	LOS ANGELES CA	90061-2119	R-3: Limited Density Multiple Residence	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6131015027	282 E 140TH ST	LOS ANGELES CA	90061-2169	R-1: Single-Family Residence	R-3: Limited Density Multiple Residence	M-1: Light Manufacturing
6131015029				M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6131015030	14201 S SAN PEDRO ST	GARDENA CA	90061-2646	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6131015031	333 E ROSECRANS AVE	GARDENA CA	90248-2020	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6131016026	257 E 140TH ST	LOS ANGELES CA	90061-2118	R-3: Limited Density Multiple Residence	R-1: Single-Family Residence	R-3: Limited Density Multiple Residence
6131018031				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6131018032				M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6132012002				M-1.5-IP: Restricted Heavy Manufacturing	M-0.5: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing





DRP QC Notes

AIN  
 6129021031 Zoning Category Name Change Only  
 6129021033 Zoning Category Name Change Only  
 6129021034 Zoning Category Name Change Only  
 6129021035 Zoning Category Name Change Only  
 6129021036 Zoning Category Name Change Only  
 6129021039 Coding Error  
 6129021040 Zoning Category Name Change Only  
 6129021041 Zoning Category Name Change Only  
 6129021042 Zoning Category Name Change Only  
 6129021043 Zoning Category Name Change Only  
 6130001001 Zoning Category Name Change Only  
 6130001002 Zoning Category Name Change Only  
 6130001003 Zoning Category Name Change Only  
 6130001004 Zoning Category Name Change Only  
 6130001012 Zoning Category Name Change Only  
 6130001024 Zoning Category Name Change Only  
 6130001025 Zoning Category Name Change Only

Incorrectly coded as existing M-2-IP (Green Zones zone change / plan amendment)

Change LUP to MU and zoning to MXD. Currently it's designated CG with R-2 zoning (inconsistent). Also, with the HEU rezoning done this is the only CG-designated lot (spot-designated).

Rezone R-1 portion to R-2 so that the entire school site has just one zoning R-2 with P LUP.  
 Rezone R-1 portion to R-2 so that the entire school site has just one zoning R-2 with P LUP.

6130008046 DRP QC Update  
 6130015002 Zoning Category Name Change Only  
 6130015900 DRP QC Update  
 6130015902 DRP QC Update  
 6131014001 Zoning Category Name Change Only  
 6131014002 Zoning Category Name Change Only  
 6131014003 Zoning Category Name Change Only  
 6131014004 Zoning Category Name Change Only  
 6131014005 Zoning Category Name Change Only  
 6131014006 Zoning Category Name Change Only  
 6131014007 Zoning Category Name Change Only  
 6131014008 Zoning Category Name Change Only  
 6131014009 Zoning Category Name Change Only  
 6131014010 Zoning Category Name Change Only  
 6131014011 Zoning Category Name Change Only  
 6131014012 Zoning Category Name Change Only  
 6131014013 Zoning Category Name Change Only  
 6131014014 Zoning Category Name Change Only  
 6131014015 Zoning Category Name Change Only  
 6131014018 Zoning Category Name Change Only  
 6131014019 Zoning Category Name Change Only  
 6131014022 Zoning Category Name Change Only  
 6131014023 Zoning Category Name Change Only  
 6131014024 Zoning Category Name Change Only  
 6131014025 Zoning Category Name Change Only  
 6131014026 Zoning Category Name Change Only  
 6131014900 Zoning Category Name Change Only  
 6131014902 Zoning Category Name Change Only  
 6131014903 Zoning Category Name Change Only  
 6131015022 DRP QC Update  
 6131015027 DRP QC Update  
 6131015029 Zoning Category Name Change Only  
 6131015030 Zoning Category Name Change Only  
 6131015031 Zoning Category Name Change Only  
 6131016026 DRP QC Update  
 6131018031 Zoning Category Name Change Only  
 6131018032 Zoning Category Name Change Only  
 6132012002 Zoning Category Name Change Only

The portion that used to be the B-1 buffer zone should also be M-0.5-GZ so the entire lot is M-0.5-GZ.  
 The portion that used to be the B-1 buffer zone should also be M-0.5-GZ so the entire lot is M-0.5-GZ.  
 The portion that used to be the B-1 buffer zone should also be M-0.5-GZ so the entire lot is M-0.5-GZ.  
 Adjust the zoning boundary to align with parcel line so the entire lot is zoned R-1.  
 Adjust the zoning boundary to align with parcel line so the entire lot is zoned R-3.

Adjust the zoning boundary to align with the parcel line so the entire lot is zoned R-1.



**Zoning Proposed (version 1)      LUP Existing (version 1)      LUP Proposed (version 1)**

AIN	Zoning Proposed (version 1)	LUP Existing (version 1)	LUP Proposed (version 1)
6132012004	M-0.5: Restricted Light Manufacturing		
6132012006	M-0.5: Restricted Light Manufacturing		
6132012008	M-0.5: Restricted Light Manufacturing		
6132012010	M-0.5: Restricted Light Manufacturing		
6132012012	M-0.5: Restricted Light Manufacturing		
6132012017	M-0.5: Restricted Light Manufacturing		
6132012018	M-0.5: Restricted Light Manufacturing		
6132012019	M-0.5: Restricted Light Manufacturing		
6132012047	M-0.5: Restricted Light Manufacturing		
6132012052	M-0.5: Restricted Light Manufacturing		
6132012053	M-0.5: Restricted Light Manufacturing		
6132013003	M-0.5: Restricted Light Manufacturing		
6132013004	M-0.5: Restricted Light Manufacturing		
6132013007	M-0.5: Restricted Light Manufacturing		
6132013008	M-0.5: Restricted Light Manufacturing		
6132013009	M-0.5: Restricted Light Manufacturing		
6132013010	M-0.5: Restricted Light Manufacturing		
6132013013	M-0.5: Restricted Light Manufacturing		
6132013014	M-0.5: Restricted Light Manufacturing		
6132013015	M-0.5: Restricted Light Manufacturing		
6132013016	M-0.5: Restricted Light Manufacturing		
6132013019	M-0.5: Restricted Light Manufacturing		
6132013020	M-0.5: Restricted Light Manufacturing		
6132013021	M-0.5: Restricted Light Manufacturing		
6132013022	M-0.5: Restricted Light Manufacturing		
6132013025	M-0.5: Restricted Light Manufacturing		
6132013026	M-0.5: Restricted Light Manufacturing		
6132013027	M-0.5: Restricted Light Manufacturing		
6132013028	M-0.5: Restricted Light Manufacturing		
6132013029	M-0.5: Restricted Light Manufacturing		
6132013030	M-0.5: Restricted Light Manufacturing		
6132013032	M-0.5: Restricted Light Manufacturing		
6132014001	M-0.5: Restricted Light Manufacturing		
6132014002	M-0.5: Restricted Light Manufacturing		
6132014003	M-0.5: Restricted Light Manufacturing		
6132014006	M-0.5-GZ: Restricted Light Manufacturing		
6132014007	M-0.5: Restricted Light Manufacturing		
6132014008	M-0.5: Restricted Light Manufacturing		
6132014009	M-0.5: Restricted Light Manufacturing		
6132014010	M-0.5: Restricted Light Manufacturing		
6132014011	M-0.5: Restricted Light Manufacturing		
6132014014	M-0.5: Restricted Light Manufacturing		
6132014015	M-0.5: Restricted Light Manufacturing		
6132014016	M-0.5: Restricted Light Manufacturing		
6132014017	M-0.5: Restricted Light Manufacturing		
6132014018	M-0.5: Restricted Light Manufacturing		
6132014019	M-0.5: Restricted Light Manufacturing		
6132014902	M-0.5-GZ: Restricted Light Manufacturing		
6132015002	M-0.5-GZ: Restricted Light Manufacturing		
6132015019	M-0.5-GZ: Restricted Light Manufacturing		
6132015021	M-0.5-GZ: Restricted Light Manufacturing		
6132015022	M-0.5-GZ: Restricted Light Manufacturing		
6132015024	M-0.5: Restricted Light Manufacturing		
6132015032	M-0.5: Restricted Light Manufacturing		
6132015035	M-0.5-GZ: Restricted Light Manufacturing		
6132015036	M-0.5-GZ: Restricted Light Manufacturing		

DRP QC Notes

AIN	DRP QC Category
6132012004	Zoning Category Name Change Only
6132012006	Zoning Category Name Change Only
6132012008	Zoning Category Name Change Only
6132012010	Zoning Category Name Change Only
6132012012	Zoning Category Name Change Only
6132012017	Zoning Category Name Change Only
6132012018	Zoning Category Name Change Only
6132012019	Zoning Category Name Change Only
6132012047	Zoning Category Name Change Only
6132012052	Zoning Category Name Change Only
6132012053	Zoning Category Name Change Only
6132013003	Zoning Category Name Change Only
6132013004	Zoning Category Name Change Only
6132013007	Zoning Category Name Change Only
6132013008	Zoning Category Name Change Only
6132013009	Zoning Category Name Change Only
6132013010	Zoning Category Name Change Only
6132013013	Zoning Category Name Change Only
6132013014	Zoning Category Name Change Only
6132013015	Zoning Category Name Change Only
6132013016	Zoning Category Name Change Only
6132013019	Zoning Category Name Change Only
6132013020	Zoning Category Name Change Only
6132013021	Zoning Category Name Change Only
6132013022	Zoning Category Name Change Only
6132013025	Zoning Category Name Change Only
6132013026	Zoning Category Name Change Only
6132013027	Zoning Category Name Change Only
6132013028	Zoning Category Name Change Only
6132013029	Zoning Category Name Change Only
6132013030	Zoning Category Name Change Only
6132013032	Zoning Category Name Change Only
6132014001	Zoning Category Name Change Only
6132014002	Zoning Category Name Change Only
6132014003	Zoning Category Name Change Only
6132014006	Zoning Category Name Change Only
6132014007	Zoning Category Name Change Only
6132014008	Zoning Category Name Change Only
6132014009	Zoning Category Name Change Only
6132014010	Zoning Category Name Change Only
6132014011	Zoning Category Name Change Only
6132014014	Zoning Category Name Change Only
6132014015	Zoning Category Name Change Only
6132014016	Zoning Category Name Change Only
6132014017	Zoning Category Name Change Only
6132014018	Zoning Category Name Change Only
6132014019	Zoning Category Name Change Only
6132014902	Zoning Category Name Change Only
6132015002	Zoning Category Name Change Only
6132015019	Zoning Category Name Change Only
6132015021	Zoning Category Name Change Only
6132015022	Zoning Category Name Change Only
6132015024	Zoning Category Name Change Only
6132015032	Zoning Category Name Change Only
6132015035	Zoning Category Name Change Only
6132015036	Zoning Category Name Change Only



**LUP Existing (version 1)      LUP Proposed (version 1)      LUP Proposed (version 1)**

AIN	Zoning Proposed (version 1)	LUP Existing (version 1)	LUP Proposed (version 1)
6132015037	M-0.5-GZ: Restricted Light Manufacturing		
6132015043	M-0.5: Restricted Light Manufacturing		
6132015044	M-0.5: Restricted Light Manufacturing		
6132015045	M-0.5-GZ: Restricted Light Manufacturing		
6132015049	M-0.5-GZ: Restricted Light Manufacturing		
6132015050	M-0.5-GZ: Restricted Light Manufacturing		
6132015053	M-0.5: Restricted Light Manufacturing		
6132015055	M-0.5: Restricted Light Manufacturing		
6132015056	M-0.5: Restricted Light Manufacturing		
6132015057	M-0.5: Restricted Light Manufacturing		
6132015058	M-0.5: Restricted Light Manufacturing		
6132015059	M-0.5: Restricted Light Manufacturing		
6132015062	M-0.5-GZ: Restricted Light Manufacturing		
6132015063	M-0.5-GZ: Restricted Light Manufacturing		
6132016004	M-0.5-GZ: Restricted Light Manufacturing		
6132016005	M-0.5-GZ: Restricted Light Manufacturing		
6132016006	M-0.5-GZ: Restricted Light Manufacturing		
6132016007	M-0.5-GZ: Restricted Light Manufacturing		
6132016903	M-0.5-GZ: Restricted Light Manufacturing		
6132017809	B-1: Buffer Strip		
6132039001	M-0.5-GZ: Restricted Light Manufacturing		
6132039002	M-0.5-GZ: Restricted Light Manufacturing		
6132039007	M-0.5-GZ: Restricted Light Manufacturing		
6132039009	M-0.5-GZ: Restricted Light Manufacturing		
6132039010	M-0.5-GZ: Restricted Light Manufacturing		
6132039011	M-0.5-GZ: Restricted Light Manufacturing		
6132039012	M-0.5-GZ: Restricted Light Manufacturing		
6132039013	M-0.5-GZ: Restricted Light Manufacturing		
6132039014	M-0.5-GZ: Restricted Light Manufacturing		
6132039015	M-0.5-GZ: Restricted Light Manufacturing		
6132039016	M-0.5-GZ: Restricted Light Manufacturing		
6132039017	M-0.5-GZ: Restricted Light Manufacturing		
6132039021	M-0.5-GZ: Restricted Light Manufacturing		
6132039023	M-0.5-GZ: Restricted Light Manufacturing		
6132039024	M-0.5-GZ: Restricted Light Manufacturing		
6132039025	M-0.5-GZ: Restricted Light Manufacturing		
6132039026	M-0.5-GZ: Restricted Light Manufacturing		
6132040003	M-0.5: Restricted Light Manufacturing		
6132040004	M-0.5: Restricted Light Manufacturing		
6132040005	M-0.5: Restricted Light Manufacturing		
6132040006	M-0.5-GZ: Restricted Light Manufacturing		
6132040007	M-0.5-GZ: Restricted Light Manufacturing		
6132040008	M-0.5-GZ: Restricted Light Manufacturing		
6132040009	M-0.5-GZ: Restricted Light Manufacturing		
6132040012	M-0.5-GZ: Restricted Light Manufacturing		
6132040013	M-0.5-GZ: Restricted Light Manufacturing		
6132040014	M-0.5: Restricted Light Manufacturing		
6132040015	M-0.5: Restricted Light Manufacturing		
6132040018	M-0.5: Restricted Light Manufacturing		
6132040021	M-0.5: Restricted Light Manufacturing		
6132040022	M-0.5: Restricted Light Manufacturing		
6132040023	M-0.5: Restricted Light Manufacturing		
6132040024	M-0.5-GZ: Restricted Light Manufacturing		
6132041010	M-0.5-GZ: Restricted Light Manufacturing		
6132041011	M-0.5-GZ: Restricted Light Manufacturing		
6132041012	M-0.5-GZ: Restricted Light Manufacturing		

## DRP QC Notes

AIN  
 6132015037 Zoning Category Name Change Only  
 6132015043 Zoning Category Name Change Only  
 6132015044 Zoning Category Name Change Only  
 6132015045 Zoning Category Name Change Only  
 6132015049 Zoning Category Name Change Only  
 6132015050 Zoning Category Name Change Only  
 6132015053 Zoning Category Name Change Only  
 6132015055 Zoning Category Name Change Only  
 6132015056 Zoning Category Name Change Only  
 6132015057 Zoning Category Name Change Only  
 6132015058 Zoning Category Name Change Only  
 6132015059 Zoning Category Name Change Only  
 6132015062 Zoning Category Name Change Only  
 6132015063 Zoning Category Name Change Only  
 6132016004 Zoning Category Name Change Only  
 6132016005 Zoning Category Name Change Only  
 6132016006 Zoning Category Name Change Only  
 6132016007 Zoning Category Name Change Only  
 6132016903 Zoning Category Name Change Only  
 6132017809 DRP QC Update  
 6132039001 Zoning Category Name Change Only  
 6132039002 Zoning Category Name Change Only  
 6132039007 Zoning Category Name Change Only  
 6132039009 Zoning Category Name Change Only  
 6132039010 Zoning Category Name Change Only  
 6132039011 Zoning Category Name Change Only  
 6132039012 Zoning Category Name Change Only  
 6132039013 Zoning Category Name Change Only  
 6132039014 Zoning Category Name Change Only  
 6132039015 Zoning Category Name Change Only  
 6132039016 Zoning Category Name Change Only  
 6132039017 Zoning Category Name Change Only  
 6132039021 Zoning Category Name Change Only  
 6132039023 Zoning Category Name Change Only  
 6132039024 Zoning Category Name Change Only  
 6132039025 Zoning Category Name Change Only  
 6132039026 Zoning Category Name Change Only  
 6132040003 Zoning Category Name Change Only  
 6132040004 Zoning Category Name Change Only  
 6132040005 Zoning Category Name Change Only  
 6132040006 Zoning Category Name Change Only  
 6132040007 Zoning Category Name Change Only  
 6132040008 Zoning Category Name Change Only  
 6132040009 Zoning Category Name Change Only  
 6132040012 Zoning Category Name Change Only  
 6132040013 Zoning Category Name Change Only  
 6132040014 Zoning Category Name Change Only  
 6132040015 Zoning Category Name Change Only  
 6132040018 Zoning Category Name Change Only  
 6132040021 Zoning Category Name Change Only  
 6132040022 Zoning Category Name Change Only  
 6132040023 Zoning Category Name Change Only  
 6132040024 Zoning Category Name Change Only  
 6132041010 Zoning Category Name Change Only  
 6132041011 Zoning Category Name Change Only  
 6132041012 Zoning Category Name Change Only

Change the B-1 portion to M-2-GZ to match the rest of the lot (which is a railroad track). The P LUP is ok.



AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
6132041013	134 W 131ST ST	LOS ANGELES CA	90061-1616	M-1.5-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Light Manufacturing
6132041037	13435 S MAIN ST	LOS ANGELES CA	90061-1613	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132041038	13435 S MAIN ST	GARDENA CA	90061-1613	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132041039						
6132041040	13401 S MAIN ST	LOS ANGELES CA	90061-1613	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132041045	107 W 132ND ST	GARDENA CA	90247-1504	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132041054	13301 S MAIN ST	LOS ANGELES CA	90061-1611	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132041055						
6132042017	13501 S MAIN ST	LOS ANGELES CA	90061-2161	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132042022	13512 S BROADWAY	LOS ANGELES CA	90061-1008	M-2-DP-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-DP-IP: Heavy Manufacturing
6132042023	13512 S BROADWAY	LOS ANGELES CA	90061-1008	M-2-DP-IP: Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-2-DP-IP: Heavy Manufacturing
6132042024						
6132042031	201 W 138TH ST	LOS ANGELES CA	90061-1003	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132042032	13621 S MAIN ST	LOS ANGELES CA	90061-2163	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132042038	13813 S MAIN ST	GARDENA CA	90061-2149	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132042040	200 W 138TH ST	LOS ANGELES CA	90061-1004	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132042041						
6132042042	13915 S MAIN ST	GARDENA CA	90061-2151	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132042045	13711 S MAIN ST	LOS ANGELES CA	90061-2165	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132043047	13951 S MAIN ST	LOS ANGELES CA	90061-2151	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
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6132041013	M-0.5-GZ: Restricted Light Manufacturing				
6132041037	M-0.5-GZ: Restricted Light Manufacturing				
6132041038	M-0.5-GZ: Restricted Light Manufacturing				
6132041039	M-0.5-GZ: Restricted Light Manufacturing				
6132041040	M-0.5-GZ: Restricted Light Manufacturing				
6132041045	M-0.5-GZ: Restricted Light Manufacturing				
6132041054	M-0.5-GZ: Restricted Light Manufacturing				
6132041055	M-0.5-GZ: Restricted Light Manufacturing				
6132042017	M-0.5-GZ: Restricted Light Manufacturing				
6132042022	M-0.5-GZ: Restricted Light Manufacturing				
6132042023	M-0.5-GZ: Restricted Light Manufacturing				
6132042024	M-0.5-GZ: Restricted Light Manufacturing				
6132042031	M-0.5: Restricted Light Manufacturing				
6132042032	M-0.5-GZ: Restricted Light Manufacturing				
6132042038	M-0.5-GZ: Restricted Light Manufacturing				
6132042040	M-0.5-GZ: Restricted Light Manufacturing				
6132042041	M-0.5-GZ: Restricted Light Manufacturing				
6132042042	M-0.5-GZ: Restricted Light Manufacturing				
6132042045	M-0.5-GZ: Restricted Light Manufacturing				
6132043047	M-0.5-GZ: Restricted Light Manufacturing				



AIN	Site Address - Street	Site Address - City	Site Address - Zip	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
6132043066				M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132043070	14201 S MAIN ST	LOS ANGELES CA	90061-2155	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132043077	14111 S MAIN ST	GARDENA CA	90061-2136	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132043078	14001 S MAIN ST	COMPTON CA	90061-2153	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132043079	14025 S MAIN ST	GARDENA CA	90061-2153	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132043080	200 W 140TH ST	LOS ANGELES CA	90061-1006	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6132043081	153 W ROSECRANS AVE	GARDENA CA	90248-1829	M-1.5-IP: Restricted Heavy Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1.5-IP: Restricted Heavy Manufacturing
6134018037		LOS ANGELES CA	90061-2640	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018038	14200 AVALON BLVD	LOS ANGELES CA	90061-2640	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018039	14124 AVALON BLVD	LOS ANGELES CA	90061-2638	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018052		LOS ANGELES CA	90059-3508	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018053	707 E ROSECRANS AVE	LOS ANGELES CA	90059-3508	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018054	711 E ROSECRANS AVE	LOS ANGELES CA	90059-3508	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018055	711 E ROSECRANS AVE	LOS ANGELES CA	90059-3508	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018056	14024 AVALON BLVD	LOS ANGELES CA	90061-2636	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018057		LOS ANGELES CA	90061-2636	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018058	14032 AVALON BLVD	LOS ANGELES CA	90061-2636	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018059	14030 AVALON BLVD	LOS ANGELES CA	90061-2636	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018060	14036 AVALON BLVD	LOS ANGELES CA	90061-2636	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018061	14036 AVALON BLVD	LOS ANGELES CA	90061-2636	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018062		LOS ANGELES CA	90059-3516	B-1-DP-IP: Buffer Strip	M-0.5-GZ: Artisan Production and Custom Manufacturing	B-1-DP-IP: Buffer Strip
6134018063	1135 N STANFORD AVE	LOS ANGELES CA	90059-3516	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018064	14000 S AVALON BLVD	LOS ANGELES CA	90061-2636	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6134018065	14000 S AVALON BLVD	LOS ANGELES CA	90061-2636	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6137004006	15006 S AVALON BLVD	GARDENA CA	90248-2014	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6137004022	14900 S AVALON BLVD	GARDENA CA	90248-2013	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6137004023	15000 S AVALON BLVD	GARDENA CA	90248-2035	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing
6137004024	15002 S AVALON BLVD	GARDENA CA	90248-2014	M-1-IP: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1-IP: Light Manufacturing

6132043066 M-0.5-GZ: Restricted Light Manufacturing

6132043070 M-0.5-GZ: Restricted Light Manufacturing

6132043077 M-0.5-GZ: Restricted Light Manufacturing

6132043078 M-0.5-GZ: Restricted Light Manufacturing

6132043079 M-0.5-GZ: Restricted Light Manufacturing

6132043080 M-0.5-GZ: Restricted Light Manufacturing

6132043081 M-0.5-GZ: Restricted Light Manufacturing  
6134018037 M-0.5-GZ: Restricted Light Manufacturing  
6134018038 M-0.5-GZ: Restricted Light Manufacturing  
6134018039 M-0.5-GZ: Restricted Light Manufacturing  
6134018052 M-0.5-GZ: Restricted Light Manufacturing  
6134018053 M-0.5-GZ: Restricted Light Manufacturing  
6134018054 M-0.5-GZ: Restricted Light Manufacturing  
6134018055 M-0.5-GZ: Restricted Light Manufacturing  
6134018056 M-0.5-GZ: Restricted Light Manufacturing  
6134018057 M-0.5-GZ: Restricted Light Manufacturing  
6134018058 M-0.5-GZ: Restricted Light Manufacturing  
6134018059 M-0.5-GZ: Restricted Light Manufacturing  
6134018060 M-0.5-GZ: Restricted Light Manufacturing  
6134018061 M-0.5-GZ: Restricted Light Manufacturing  
6134018062 B-1-DP-IP: Buffer Strip  
6134018063 M-0.5-GZ: Restricted Light Manufacturing  
6134018064 M-0.5-GZ: Restricted Light Manufacturing  
6134018065 M-0.5-GZ: Restricted Light Manufacturing  
6137004006 M-0.5-GZ: Restricted Light Manufacturing  
6137004022 M-0.5-GZ: Restricted Light Manufacturing  
6137004023 M-0.5-GZ: Restricted Light Manufacturing  
6137004024 M-0.5-GZ: Restricted Light Manufacturing

AIN DRP QC Category

DRP QC Notes

6132043086 Zoning Category Name Change Only

I just want to confirm that you are removing the buffer zone here since M-0.5 has sufficient development standards to create some buffer from the R-1 uses across the street. DJH - this existing zoning polygon looks like it was merged with it's neighbor inadvertently. It could be that the B-1 polygon was very skinny and maybe got collapsed somehow. At any rate, I added this back in on 8/25/22. Proposed zoning is still the same.

6132043070 Zoning Category Name Change Only

I just want to confirm that you are removing the buffer zone here since M-0.5 has sufficient development standards to create some buffer from the R-1 uses across the street. DJH - this existing zoning polygon looks like it was merged with it's neighbor inadvertently. It could be that the B-1 polygon was very skinny and maybe got collapsed somehow. At any rate, I added this back in on 8/25/22. Proposed zoning is still the same.

6132043077 Zoning Category Name Change Only

I just want to confirm that you are removing the buffer zone here since M-0.5 has sufficient development standards to create some buffer from the R-1 uses across the street. DJH - this existing zoning polygon looks like it was merged with it's neighbor inadvertently. It could be that the B-1 polygon was very skinny and maybe got collapsed somehow. At any rate, I added this back in on 8/25/22. Proposed zoning is still the same.

6132043078 Zoning Category Name Change Only

I just want to confirm that you are removing the buffer zone here since M-0.5 has sufficient development standards to create some buffer from the R-1 uses across the street. DJH - this existing zoning polygon looks like it was merged with it's neighbor inadvertently. It could be that the B-1 polygon was very skinny and maybe got collapsed somehow. At any rate, I added this back in on 8/25/22. Proposed zoning is still the same.

6132043079 Zoning Category Name Change Only

I just want to confirm that you are removing the buffer zone here since M-0.5 has sufficient development standards to create some buffer from the R-1 uses across the street. DJH - this existing zoning polygon looks like it was merged with it's neighbor inadvertently. It could be that the B-1 polygon was very skinny and maybe got collapsed somehow. At any rate, I added this back in on 8/25/22. Proposed zoning is still the same.

6132043080 Zoning Category Name Change Only

I just want to confirm that you are removing the buffer zone here since M-0.5 has sufficient development standards to create some buffer from the R-1 uses across the street. DJH - this existing zoning polygon looks like it was merged with it's neighbor inadvertently. It could be that the B-1 polygon was very skinny and maybe got collapsed somehow. At any rate, I added this back in on 8/25/22. Proposed zoning is still the same.

- 6132043081 Zoning Category Name Change Only
- 6134018037 Zoning Category Name Change Only
- 6134018038 Zoning Category Name Change Only
- 6134018039 Zoning Category Name Change Only
- 6134018052 Zoning Category Name Change Only
- 6134018053 Zoning Category Name Change Only
- 6134018054 Zoning Category Name Change Only
- 6134018055 Zoning Category Name Change Only
- 6134018056 Zoning Category Name Change Only
- 6134018057 Zoning Category Name Change Only
- 6134018058 Zoning Category Name Change Only
- 6134018059 Zoning Category Name Change Only
- 6134018060 Zoning Category Name Change Only
- 6134018061 Zoning Category Name Change Only
- 6134018062 DRP QC Update
- 6134018063 Zoning Category Name Change Only
- 6134018064 Zoning Category Name Change Only
- 6134018065 Zoning Category Name Change Only
- 6137004006 Zoning Category Name Change Only
- 6137004022 Zoning Category Name Change Only
- 6137004023 Zoning Category Name Change Only
- 6137004024 Zoning Category Name Change Only

6134018062 - for the entire APN we should rezone to M-0.5-GZ and keep the existing IL LUP.



AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

6137004025	M-0.5-GZ: Restricted Light Manufacturing		
6137004028	M-0.5-GZ: Restricted Light Manufacturing		
6137004029	M-0.5-GZ: Restricted Light Manufacturing		
6137004030	M-0.5-GZ: Restricted Light Manufacturing		
6137004031	M-0.5-GZ: Restricted Light Manufacturing		
6137004032	M-0.5-GZ: Restricted Light Manufacturing		
6137004033	M-0.5-GZ: Restricted Light Manufacturing		
6137004040	M-0.5-GZ: Restricted Light Manufacturing		
6137004062	M-0.5-GZ: Restricted Light Manufacturing		
6137004066	M-0.5-GZ: Restricted Light Manufacturing		
6137004067	M-0.5-GZ: Restricted Light Manufacturing		
6137004068	M-0.5-GZ: Restricted Light Manufacturing		
6137004801	M-0.5: Restricted Light Manufacturing		
6137005005	M-0.5-GZ: Restricted Light Manufacturing		
6137005025	M-0.5-GZ: Restricted Light Manufacturing		
6137005026	M-0.5-GZ: Restricted Light Manufacturing		
6137005027	M-0.5-GZ: Restricted Light Manufacturing		
6137005028	M-0.5-GZ: Restricted Light Manufacturing		
6137005029	M-0.5-GZ: Restricted Light Manufacturing		
6137005032	M-0.5-GZ: Restricted Light Manufacturing		
6137006037	M-0.5-GZ: Restricted Light Manufacturing		
6137006044	M-0.5-GZ: Restricted Light Manufacturing		
6139001002	M-0.5-GZ: Restricted Light Manufacturing		
6139001008	M-0.5-GZ: Restricted Light Manufacturing		
6139001010	M-0.5-GZ: Restricted Light Manufacturing		
6139001011	M-0.5-GZ: Restricted Light Manufacturing		
6139001014	M-0.5-GZ: Restricted Light Manufacturing		
6139001015	M-0.5-GZ: Restricted Light Manufacturing		
6139001016	M-0.5-GZ: Restricted Light Manufacturing		
6139002011	R-1: Single-Family Residence		
6139002012	R-1: Single-Family Residence		
6139002013	R-1: Single-Family Residence		
6139002014	R-1: Single-Family Residence		
6139002015	R-1: Single-Family Residence		
6139002016	R-1: Single-Family Residence		
6139002017	R-1: Single-Family Residence		
6139003002	R-1: Single-Family Residence		
6139003017	R-1: Single-Family Residence		
6139003028			
6139003029	R-1: Single-Family Residence		
6139003030	R-1: Single-Family Residence		
6139003031	R-1: Single-Family Residence		
6139008001	R-1: Single-Family Residence		
6139008002	R-1: Single-Family Residence		
6139008003	R-1: Single-Family Residence		
6139008004	R-1: Single-Family Residence		
6139008005	R-1: Single-Family Residence		
6139008006	R-1: Single-Family Residence		
6139008007	R-1: Single-Family Residence		
6139008008	R-1: Single-Family Residence		
6139008009	R-1: Single-Family Residence		
6139008010	R-1: Single-Family Residence		
6139009001	M-0.5-GZ: Restricted Light Manufacturing		
6139009004	M-0.5-GZ: Restricted Light Manufacturing		
6139009005	M-0.5-GZ: Restricted Light Manufacturing		
6139009006	M-0.5-GZ: Restricted Light Manufacturing		



AIN		DRP QC Category		DRP QC Notes	
6137004025	Zoning Category Name Change Only				
6137004028	Zoning Category Name Change Only				
6137004029	Zoning Category Name Change Only				
6137004030	Zoning Category Name Change Only				
6137004031	Zoning Category Name Change Only				
6137004032	Zoning Category Name Change Only				
6137004033	Zoning Category Name Change Only				
6137004040	Zoning Category Name Change Only				
6137004062	Zoning Category Name Change Only				
6137004066	Zoning Category Name Change Only				
6137004067	Zoning Category Name Change Only				
6137004068	Zoning Category Name Change Only				
6137004801	Zoning Category Name Change Only				
6137005005	Zoning Category Name Change Only				
6137005025	Zoning Category Name Change Only				
6137005026	Zoning Category Name Change Only				
6137005027	Zoning Category Name Change Only				
6137005028	Zoning Category Name Change Only				
6137005029	Zoning Category Name Change Only				
6137005032	Zoning Category Name Change Only				
6137006037	Zoning Category Name Change Only				
6137006044	Zoning Category Name Change Only				
6139001002	Zoning Category Name Change Only				
6139001009	Zoning Category Name Change Only				
6139001010	Zoning Category Name Change Only				
6139001011	Zoning Category Name Change Only				
6139001014	Zoning Category Name Change Only				
6139001015	Zoning Category Name Change Only				
6139001016	Zoning Category Name Change Only				
6139002011	DRP QC Update				
6139002012	DRP QC Update				
6139002013	DRP QC Update				
6139002014	DRP QC Update				
6139002015	DRP QC Update				
6139002016	DRP QC Update				
6139002017	DRP QC Update				
6139003002	DRP QC Update				
6139003017	DRP QC Update				
6139003028	DRP QC Update				
6139003029	DRP QC Update				
6139003030	DRP QC Update				
6139003031	DRP QC Update				
6139008001	DRP QC Update				
6139008002	DRP QC Update				
6139008003	DRP QC Update				
6139008004	DRP QC Update				
6139008005	DRP QC Update				
6139008006	DRP QC Update				
6139008007	DRP QC Update				
6139008008	DRP QC Update				
6139008009	DRP QC Update				
6139008010	DRP QC Update				
6139009001	Zoning Category Name Change Only				
6139009004	Zoning Category Name Change Only				
6139009005	Zoning Category Name Change Only				
6139009006	Zoning Category Name Change Only				

Rezone to R-2 to be consistent with H18 LUP.  
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 Rezone to R-2 to be consistent with H18 LUP.







## Zoning Existing (version 1)

AJN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed
6139025017	15647 S VISALIA AVE	COMPTON CA	90220-3339	R-1: Single-Family Residence	R-1: Single-Family Residence
6139025018	15638 S VISALIA AVE	COMPTON CA	90220-3339	R-1: Single-Family Residence	R-1: Single-Family Residence
6139025019	15632 S VISALIA AVE	COMPTON CA	90220-3339	R-1: Single-Family Residence	R-1: Single-Family Residence
6139025020	15628 S VISALIA AVE	COMPTON CA	90220-3339	R-1: Single-Family Residence	R-1: Single-Family Residence
6139025021	15620 S VISALIA AVE	COMPTON CA	90220-3339	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030027	15614 S VISALIA AVE	COMPTON CA	90220-3339	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030028	810 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030029	818 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030030	824 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030031	830 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030032	834 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030033	840 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030034	844 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030035	848 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030036	852 E DARLAN ST	COMPTON CA	90220-3325	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030037	15534 S STANFORD AVE	COMPTON CA	90220-3333	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030038	15530 S STANFORD AVE	COMPTON CA	90220-3333	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030039	15522 S STANFORD AVE	COMPTON CA	90220-3333	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030040	15518 S STANFORD AVE	COMPTON CA	90220-3333	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030041	15512 S STANFORD AVE	COMPTON CA	90220-3333	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030042	15508 S STANFORD AVE	COMPTON CA	90220-3333	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030043	15502 S STANFORD AVE	COMPTON CA	90220-3333	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030044	15402 S STANFORD AVE	COMPTON CA	90220-3331	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030045	15408 S STANFORD AVE	COMPTON CA	90220-3331	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030046	15414 S STANFORD AVE	GARDENA CA	90220-3331	R-1: Single-Family Residence	R-1: Single-Family Residence
6139030047	15420 S STANFORD AVE	GARDENA CA	90220-3331	R-1: Single-Family Residence	R-1: Single-Family Residence
6147008900				W: Watershed	W: Watershed
6147009019				R-1: Single-Family Residence	R-1: Single-Family Residence
6147009900				R-1: Single-Family Residence	R-1: Single-Family Residence
6147016028	1628 E 127TH ST	COMPTON CA	90222-1114	R-1: Single-Family Residence	R-1: Single-Family Residence
6147016038	1625 E 127TH ST	COMPTON CA	90222-1113	R-1: Single-Family Residence	R-1: Single-Family Residence
6147016039	1629 E 127TH ST	COMPTON CA	90222-1113	R-1: Single-Family Residence	R-1: Single-Family Residence
6148007900				R-2: Two-Family Residence	R-2: Two-Family Residence
6148007901				R-2: Two-Family Residence	R-2: Two-Family Residence
6148010905				R-1: Single-Family Residence	R-1: Single-Family Residence
6148012900				R-2: Two-Family Residence	R-2: Two-Family Residence
6148012901				R-2: Two-Family Residence	R-2: Two-Family Residence
6148012907				R-2: Two-Family Residence	R-2: Two-Family Residence
6148012908				R-2: Two-Family Residence	R-2: Two-Family Residence
6148013900				R-2: Two-Family Residence	R-2: Two-Family Residence
6148015902	1400 E 118TH ST	LOS ANGELES CA	90059-2405	R-2: Two-Family Residence	R-2: Two-Family Residence
6148016900	1400 E 118TH ST	LOS ANGELES CA	90059-2405	R-2: Two-Family Residence	R-2: Two-Family Residence
6150013001	2015 E 117TH ST	LOS ANGELES CA	90059-2601	R-2: Two-Family Residence	R-2: Two-Family Residence
6150013002	2019 E 117TH ST	LOS ANGELES CA	90059-2601	R-2: Two-Family Residence	R-2: Two-Family Residence
6150013035	11662 HARMAN AVE	LOS ANGELES CA	90059-2636	R-2: Two-Family Residence	R-2: Two-Family Residence
6152010001	2055 E 131ST ST	COMPTON CA	90222-2437	R-1: Single-Family Residence	R-1: Single-Family Residence
6152010002	2045 E 131ST ST	COMPTON CA	90222-2437	R-1: Single-Family Residence	R-1: Single-Family Residence
6152010003	2041 E 131ST ST	COMPTON CA	90222-2437	R-1: Single-Family Residence	R-1: Single-Family Residence
6152010004	2039 E 131ST ST	COMPTON CA	90222-2437	R-1: Single-Family Residence	R-1: Single-Family Residence
6152010006	2029 E 131ST ST	COMPTON CA	90222-2437	R-1: Single-Family Residence	R-1: Single-Family Residence
6152010007	2023 E 131ST ST	COMPTON CA	90222-2437	R-1: Single-Family Residence	R-1: Single-Family Residence
6152010009	2015 E 131ST ST	COMPTON CA	90222-2437	R-1: Single-Family Residence	R-1: Single-Family Residence
6148015902	1400 E 118TH ST	LOS ANGELES CA	90059-2405	R-3: Limited Density Multiple Residence	R-3: Limited Density Multiple Residence
6148016900	1400 E 118TH ST	LOS ANGELES CA	90059-2405	R-3: Limited Density Multiple Residence	R-3: Limited Density Multiple Residence
6150013001	2015 E 117TH ST	LOS ANGELES CA	90059-2601	W: Watershed	W: Watershed
6150013002	2019 E 117TH ST	LOS ANGELES CA	90059-2601	W: Watershed	W: Watershed
6150013035	11662 HARMAN AVE	LOS ANGELES CA	90059-2636	W: Watershed	W: Watershed
6152010001	2055 E 131ST ST	COMPTON CA	90222-2437	W: Watershed	W: Watershed
6152010002	2045 E 131ST ST	COMPTON CA	90222-2437	W: Watershed	W: Watershed
6152010003	2041 E 131ST ST	COMPTON CA	90222-2437	W: Watershed	W: Watershed
6152010004	2039 E 131ST ST	COMPTON CA	90222-2437	W: Watershed	W: Watershed
6152010006	2029 E 131ST ST	COMPTON CA	90222-2437	O-S: Open Space	O-S: Open Space
6152010007	2023 E 131ST ST	COMPTON CA	90222-2437	O-S: Open Space	O-S: Open Space
6152010009	2015 E 131ST ST	COMPTON CA	90222-2437	O-S: Open Space	O-S: Open Space



AIN	DRP QC Category	DRP QC Notes
6139025017	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139025018	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139025019	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139025020	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139025021	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030027	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030028	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030029	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030030	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030031	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030032	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030033	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030034	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030035	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030036	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030037	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030038	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030039	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030040	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030041	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030042	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030043	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030044	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030045	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030046	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030047	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6139030270	Missing Data	This was in our original data, but was missing in the layer we received from Dudek
6147008900	DRP QC Update	Compton Creek - Rezone to W to be consistent with W LUP.
6147009019	DRP QC Update	Compton Creek - Rezone to W to be consistent with W LUP.
6147009900	DRP QC Update	Compton Creek - Rezone to W to be consistent with W LUP.
6147016028	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
6147016038	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP.
6147016039	DRP QC Update	Rezone to R-2 to W to be consistent with W LUP (Compton Creek).
6148007900	DRP QC Update	Rezone to R-2 to W to be consistent with W LUP (Compton Creek).
6148007901	DRP QC Update	Rezone to R-2 to W to be consistent with W LUP (Compton Creek).
6148010905	DRP QC Update	Rezone to R-2 to W to be consistent with W LUP (Compton Creek).
6148012900	DRP QC Update	Compton Creek - Rezone to W to be consistent with W LUP.
6148012901	DRP QC Update	Rezone to R-2 to W to be consistent with W LUP (Compton Creek).
6148012907	DRP QC Update	Rezone to R-2 to W to be consistent with W LUP (Compton Creek).
6148012908	DRP QC Update	Rezone to R-2 to W to be consistent with W LUP (Compton Creek).
6148013900	DRP QC Update	Rezone to R-2 to W to be consistent with W LUP (Compton Creek).
6148015902	DRP QC Update	Rezone to O-S (County Park)
6148016900	DRP QC Update	Rezone to O-S (County Park)
6150013001	Coding Error	This should be H18 for existing LUP, not H30. Keeping proposed LUP as H18 as well, we will update this at a later date.
6150013002	Coding Error	This should be H18 for existing LUP, not H30. Keeping proposed LUP as H18 as well, we will update this at a later date.
6150013035	Coding Error	This should be H18 for existing LUP, not H30. Keeping proposed LUP as H18 as well, we will update this at a later date.
6152010001	DRP QC Update	Rezone to R-2 to match H18
6152010002	DRP QC Update	Rezone to R-2 to match H18
6152010003	DRP QC Update	Rezone to R-2 to match H18
6152010004	DRP QC Update	Rezone to R-2 to match H18
6152010006	DRP QC Update	Rezone to R-2 to match H18
6152010007	DRP QC Update	Rezone to R-2 to match H18
6152010009	DRP QC Update	Rezone to R-2 to match H18





6152010010	R-1: Single-Family Residence
6152010028	R-1: Single-Family Residence
6152010029	R-1: Single-Family Residence
6152010030	R-1: Single-Family Residence
6152011900	R-1: Single-Family Residence
6152011901	R-1: Single-Family Residence
6152012019	R-1: Single-Family Residence
6152012020	R-1: Single-Family Residence
6152012021	R-1: Single-Family Residence
6152012022	R-1: Single-Family Residence
6152012023	R-1: Single-Family Residence
6152012024	R-1: Single-Family Residence
6152012026	R-1: Single-Family Residence
6152012027	R-1: Single-Family Residence
6152012028	R-1: Single-Family Residence
6152012029	R-1: Single-Family Residence
6152012030	R-1: Single-Family Residence
6152012031	R-1: Single-Family Residence
6152012032	R-1: Single-Family Residence
6152012033	R-1: Single-Family Residence
6152012035	R-1: Single-Family Residence
6152012036	R-1: Single-Family Residence
6152012037	R-1: Single-Family Residence
6152013002	R-1: Single-Family Residence
6152013003	R-1: Single-Family Residence
6152013004	R-1: Single-Family Residence
6152013005	R-1: Single-Family Residence
6152013006	R-1: Single-Family Residence
6152013007	R-1: Single-Family Residence
6152013008	R-1: Single-Family Residence
6152013009	R-1: Single-Family Residence
6152013010	R-1: Single-Family Residence
6152013011	R-1: Single-Family Residence
6152013012	R-1: Single-Family Residence
6152013015	R-1: Single-Family Residence
6152013017	R-1: Single-Family Residence
6152013018	R-1: Single-Family Residence
6152013019	R-1: Single-Family Residence
6152013020	R-1: Single-Family Residence
6152013021	R-1: Single-Family Residence
6152013022	R-1: Single-Family Residence
6152013024	R-1: Single-Family Residence
6152013025	R-1: Single-Family Residence
6152014001	R-1: Single-Family Residence
6152014002	R-1: Single-Family Residence
6152014003	R-1: Single-Family Residence
6152014004	R-1: Single-Family Residence
6152014007	R-1: Single-Family Residence
6152014008	R-1: Single-Family Residence
6152014009	R-1: Single-Family Residence
6152014010	R-1: Single-Family Residence
6152014011	R-1: Single-Family Residence
6152014012	R-1: Single-Family Residence
6152014013	R-1: Single-Family Residence
6152014015	R-1: Single-Family Residence
6152014016	R-1: Single-Family Residence

AIN	DRP QC Category	DRP QC Notes
6152010010	DRP QC Update	Rezone to R-2 to match H18
6152010028	DRP QC Update	Rezone to R-2 to match H18
6152010029	DRP QC Update	Rezone to R-2 to match H18
6152010030	DRP QC Update	Rezone to R-2 to match H18
6152011900	DRP QC Update	Rezone to R-2 to match H18
6152011901	DRP QC Update	Rezone all these to R-3 so that the entire elementary school site is R-3 with P LUP.
6152012019	DRP QC Update	Rezone all these to R-3 so that the entire elementary school site is R-3 with P LUP.
6152012020	DRP QC Update	Rezone to R-2 to match H18
6152012021	DRP QC Update	Rezone to R-2 to match H18
6152012022	DRP QC Update	Rezone to R-2 to match H18
6152012023	DRP QC Update	Rezone to R-2 to match H18
6152012024	DRP QC Update	Rezone to R-2 to match H18
6152012026	DRP QC Update	Rezone to R-2 to match H18
6152012027	DRP QC Update	Rezone to R-2 to match H18
6152012028	DRP QC Update	Rezone to R-2 to match H18
6152012029	DRP QC Update	Rezone to R-2 to match H18
6152012030	DRP QC Update	Rezone to R-2 to match H18
6152012031	DRP QC Update	Rezone to R-2 to match H18
6152012032	DRP QC Update	Rezone to R-2 to match H18
6152012033	DRP QC Update	Rezone to R-2 to match H18
6152012035	DRP QC Update	Rezone to R-2 to match H18
6152012036	DRP QC Update	Rezone to R-2 to match H18
6152012037	DRP QC Update	Rezone to R-2 to match H18
6152013002	DRP QC Update	Rezone to R-2 to match H18
6152013003	DRP QC Update	Rezone to R-2 to match H18
6152013004	DRP QC Update	Rezone to R-2 to match H18
6152013005	DRP QC Update	Rezone to R-2 to match H18
6152013006	DRP QC Update	Rezone to R-2 to match H18
6152013007	DRP QC Update	Rezone to R-2 to match H18
6152013008	DRP QC Update	Rezone to R-2 to match H18
6152013009	DRP QC Update	Rezone to R-2 to match H18
6152013010	DRP QC Update	Rezone to R-2 to match H18
6152013011	DRP QC Update	Rezone to R-2 to match H18
6152013012	DRP QC Update	Rezone to R-2 to match H18
6152013015	DRP QC Update	Rezone to R-2 to match H18
6152013017	DRP QC Update	Rezone to R-2 to match H18
6152013018	DRP QC Update	Rezone to R-2 to match H18
6152013019	DRP QC Update	Rezone to R-2 to match H18
6152013020	DRP QC Update	Rezone to R-2 to match H18
6152013021	DRP QC Update	Rezone to R-2 to match H18
6152013022	DRP QC Update	Rezone to R-2 to match H18
6152013024	DRP QC Update	Rezone to R-2 to match H18
6152013025	DRP QC Update	Rezone to R-2 to match H18
6152014001	DRP QC Update	Rezone to R-2 to match H18
6152014002	DRP QC Update	Rezone to R-2 to match H18
6152014003	DRP QC Update	Rezone to R-2 to match H18
6152014004	DRP QC Update	Rezone to R-2 to match H18
6152014007	DRP QC Update	Rezone to R-2 to match H18
6152014008	DRP QC Update	Rezone to R-2 to match H18
6152014009	DRP QC Update	Rezone to R-2 to match H18
6152014010	DRP QC Update	Rezone to R-2 to match H18
6152014011	DRP QC Update	Rezone to R-2 to match H18
6152014012	DRP QC Update	Rezone to R-2 to match H18
6152014013	DRP QC Update	Rezone to R-2 to match H18
6152014015	DRP QC Update	Rezone to R-2 to match H18
6152014016	DRP QC Update	Rezone to R-2 to match H18



6152014017	R-1: Single-Family Residence				
6152014019	R-1: Single-Family Residence				
6152014020	R-1: Single-Family Residence				
6152014021	R-1: Single-Family Residence				
6152014022	R-1: Single-Family Residence				
6152014023	R-1: Single-Family Residence				
6152014025	R-1: Single-Family Residence				
6152014029	R-1: Single-Family Residence				
6152014030	R-1: Single-Family Residence				
6152014032	R-1: Single-Family Residence				
6152014033	R-1: Single-Family Residence				
6152014034	R-1: Single-Family Residence				
6152014035	R-1: Single-Family Residence				
6152014036	R-1: Single-Family Residence				
6152014037	R-1: Single-Family Residence				
6152014038	R-1: Single-Family Residence				
6152014039	R-1: Single-Family Residence				
6152015002	R-1: Single-Family Residence				
6152015003	R-1: Single-Family Residence				
6152015004	R-1: Single-Family Residence				
6152015005	R-1: Single-Family Residence				
6152015006	R-1: Single-Family Residence				
6152015007	R-1: Single-Family Residence				
6152015010	R-1: Single-Family Residence				
6152015011	R-1: Single-Family Residence				
6152015012	R-1: Single-Family Residence				
6152015013	R-1: Single-Family Residence				
6152015014	R-1: Single-Family Residence				
6152015015	R-1: Single-Family Residence				
6152015016	R-1: Single-Family Residence				
6152015017	R-1: Single-Family Residence				
6152015018	R-1: Single-Family Residence				
6152015019	R-1: Single-Family Residence				
6152015021	R-1: Single-Family Residence				
6152015022	R-1: Single-Family Residence				
6152015023	R-1: Single-Family Residence				
6152015024	R-1: Single-Family Residence				
6152015025	R-1: Single-Family Residence				
6152015026	R-1: Single-Family Residence				
6152015027	R-1: Single-Family Residence				
6152015029	R-1: Single-Family Residence				
6152015030	R-1: Single-Family Residence				
6152015031	R-1: Single-Family Residence				
6152015032	R-1: Single-Family Residence				
6152015033	R-1: Single-Family Residence				
6152015035	R-1: Single-Family Residence				
6152015036	R-1: Single-Family Residence				
6152015037	R-1: Single-Family Residence				
6152015038	R-1: Single-Family Residence				
6152015039	R-1: Single-Family Residence				
6152015040	R-1: Single-Family Residence				
6152015041	R-1: Single-Family Residence				
6152015042	R-1: Single-Family Residence				
6152015043	R-1: Single-Family Residence				
6152016001	R-1: Single-Family Residence				
6152016005	R-1: Single-Family Residence				





AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

6152016006	R-1: Single-Family Residence		
6152016007	R-1: Single-Family Residence		
6152016008	R-1: Single-Family Residence		
6152016009	R-1: Single-Family Residence		
6152016012	R-1: Single-Family Residence		
6152016013	R-1: Single-Family Residence		
6152016014	R-1: Single-Family Residence		
6152016015	R-1: Single-Family Residence		
6152016016	R-1: Single-Family Residence		
6152016017	R-1: Single-Family Residence		
6152016018	R-1: Single-Family Residence		
6152016019	R-1: Single-Family Residence		
6152016020	R-1: Single-Family Residence		
6152016021	R-1: Single-Family Residence		
6152016022	R-1: Single-Family Residence		
6152016023	R-1: Single-Family Residence		
6152016024	R-1: Single-Family Residence		
6152016025	R-1: Single-Family Residence		
6152016026	R-1: Single-Family Residence		
6152016027	R-1: Single-Family Residence		
6152016028	R-1: Single-Family Residence		
6152016029	R-1: Single-Family Residence		
6152016030	R-1: Single-Family Residence		
6152016031	R-1: Single-Family Residence		
6152016032	R-1: Single-Family Residence		
6152016033	R-1: Single-Family Residence		
6152016034	R-1: Single-Family Residence		
6152016037	R-1: Single-Family Residence		
6152016040	R-1: Single-Family Residence		
6152016041	R-1: Single-Family Residence		
6152016042	R-1: Single-Family Residence		
6152016043	R-1: Single-Family Residence		
6152016044	R-1: Single-Family Residence		
6152016045	R-1: Single-Family Residence		
6152017001	R-1: Single-Family Residence		
6152017002	R-1: Single-Family Residence		
6152017003	R-1: Single-Family Residence		
6152017004	R-1: Single-Family Residence		
6152017008	R-1: Single-Family Residence		
6152017009	R-1: Single-Family Residence		
6152017010	R-1: Single-Family Residence		
6152017013	R-1: Single-Family Residence		
6152017014	R-1: Single-Family Residence		
6152017015	R-1: Single-Family Residence		
6152017017	R-1: Single-Family Residence		
6152017018	R-1: Single-Family Residence		
6152017021	R-1: Single-Family Residence		
6152017022	R-1: Single-Family Residence		
6152017023	R-1: Single-Family Residence		
6152017024	R-1: Single-Family Residence		
6152017025	R-1: Single-Family Residence		
6152017026	R-1: Single-Family Residence		
6152017027	R-1: Single-Family Residence		
6152017028	R-1: Single-Family Residence		
6152017030	R-1: Single-Family Residence		
6152017032	R-1: Single-Family Residence		













AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
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6152019015	R-1: Single-Family Residence				
6152019016	R-1: Single-Family Residence				
6152019017	R-1: Single-Family Residence				
6152019018	R-1: Single-Family Residence				
6152019019	R-1: Single-Family Residence				
6152019020	R-1: Single-Family Residence				
6152019021	R-1: Single-Family Residence				
6152019022	R-1: Single-Family Residence				
6152019023	R-1: Single-Family Residence				
6152019024	R-1: Single-Family Residence				
6152019025	R-1: Single-Family Residence				
6152019026	R-1: Single-Family Residence				
6152019027	R-1: Single-Family Residence				
6152019028	R-1: Single-Family Residence				
6152019033	R-1: Single-Family Residence				
6152019034	R-1: Single-Family Residence				
6152019900	R-1: Single-Family Residence				
6152019901	R-1: Single-Family Residence				
6152020001	R-1: Single-Family Residence				
6152020002	R-1: Single-Family Residence				
6152020003	R-1: Single-Family Residence				
6152020004	R-1: Single-Family Residence				
6152020005	R-1: Single-Family Residence				
6152020006	R-1: Single-Family Residence				
6152020008	R-1: Single-Family Residence				
6152020009	R-1: Single-Family Residence				
6152020010	R-1: Single-Family Residence				
6152020011	R-1: Single-Family Residence				
6152020012	R-1: Single-Family Residence				
6152020013	R-1: Single-Family Residence				
6152020016	R-1: Single-Family Residence				
6152020017	R-1: Single-Family Residence				
6152020018	R-1: Single-Family Residence				
6152020019	R-1: Single-Family Residence				
6152020021	R-1: Single-Family Residence				
6152020022	R-1: Single-Family Residence				
6152020023	R-1: Single-Family Residence				
6152020026	R-1: Single-Family Residence				
6152020027	R-1: Single-Family Residence				
6152020030	R-1: Single-Family Residence				
6152020032	R-1: Single-Family Residence				
6152020033	R-1: Single-Family Residence				
6152020035	R-1: Single-Family Residence				
6152020036	R-1: Single-Family Residence				
6152020037	R-1: Single-Family Residence				
6153009007	R-1: Single-Family Residence				
6153009008	R-1: Single-Family Residence				
6153009009	R-1: Single-Family Residence				
6153009010	R-1: Single-Family Residence				
6153009011	R-1: Single-Family Residence				
6153009012	R-1: Single-Family Residence				
6153009013	R-1: Single-Family Residence				
6153009014	R-1: Single-Family Residence				
6153009016	R-1: Single-Family Residence				
6153009017	R-1: Single-Family Residence				
6153009018	R-1: Single-Family Residence				





AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Existing (version 1) LUP Proposed (version 1)

6153009021	R-1: Single-Family Residence		
6153010001	R-1: Single-Family Residence		
6153010002	R-1: Single-Family Residence		
6153010004	R-1: Single-Family Residence		
6153010005	R-1: Single-Family Residence		
6153010006	R-1: Single-Family Residence		
6153010007	R-1: Single-Family Residence		
6153010008	R-1: Single-Family Residence		
6153010010	R-1: Single-Family Residence		
6153010011	R-1: Single-Family Residence		
6153010012	R-1: Single-Family Residence		
6153010013	R-1: Single-Family Residence		
6153010047	R-1: Single-Family Residence		
6153010048	R-1: Single-Family Residence		
6153010049	R-1: Single-Family Residence		
6153020001	R-1: Single-Family Residence		
6153020002	R-1: Single-Family Residence		
6153020003	R-1: Single-Family Residence		
6153020004	R-1: Single-Family Residence		
6153020005	R-1: Single-Family Residence		
6153020006	R-1: Single-Family Residence		
6153020007	R-1: Single-Family Residence		
6153020008	R-1: Single-Family Residence		
6153020009	R-1: Single-Family Residence		
6153020012	R-1: Single-Family Residence		
6153020014	R-1: Single-Family Residence		
6153020015	R-1: Single-Family Residence		
6153020016	R-1: Single-Family Residence		
6153020017	R-1: Single-Family Residence		
6153020018	R-1: Single-Family Residence		
6153020046	R-1: Single-Family Residence		
6153020047	R-1: Single-Family Residence		
6153021001	R-1: Single-Family Residence		
6153021002	R-1: Single-Family Residence		
6153021003	R-1: Single-Family Residence		
6153021004	R-1: Single-Family Residence		
6153021005	R-1: Single-Family Residence		
6153021006	R-1: Single-Family Residence		
6153021007	R-1: Single-Family Residence		
6153021008	R-1: Single-Family Residence		
6153021009	R-1: Single-Family Residence		
6153021010	R-1: Single-Family Residence		
6153021011	R-1: Single-Family Residence		
6154006013	R-1: Single-Family Residence		
6154006014	R-1: Single-Family Residence		
6154006015	R-1: Single-Family Residence		
6154006016	R-1: Single-Family Residence		
6154006017	R-1: Single-Family Residence		
6154006018	R-1: Single-Family Residence		
6154006019	R-1: Single-Family Residence		
6154006020	R-1: Single-Family Residence		
6154006021	R-1: Single-Family Residence		
6154006022	R-1: Single-Family Residence		
6154007002	R-1: Single-Family Residence		
6154007003	R-1: Single-Family Residence		
6154007008	R-1: Single-Family Residence		







AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

6154007008	R-1: Single-Family Residence		
6154007010	R-1: Single-Family Residence		
6154007011	R-1: Single-Family Residence		
6154007012	R-1: Single-Family Residence		
6154007013	R-1: Single-Family Residence		
6154007014	R-1: Single-Family Residence		
6154007015	R-1: Single-Family Residence		
6154007016	R-1: Single-Family Residence		
6154007017	R-1: Single-Family Residence		
6154007018	R-1: Single-Family Residence		
6154007019	R-1: Single-Family Residence		
6154007020	R-1: Single-Family Residence		
6154007021	R-1: Single-Family Residence		
6154007022	R-1: Single-Family Residence		
6154007024	R-1: Single-Family Residence		
6154007025	R-1: Single-Family Residence		
6154007026	R-1: Single-Family Residence		
6154007027	R-1: Single-Family Residence		
6154007028	R-1: Single-Family Residence		
6154007029	R-1: Single-Family Residence		
6154007030	R-1: Single-Family Residence		
6154007031	R-1: Single-Family Residence		
6154007032	R-1: Single-Family Residence		
6154007033	R-1: Single-Family Residence		
6154007034	R-1: Single-Family Residence		
6154007035	R-1: Single-Family Residence		
6154007036	R-1: Single-Family Residence		
6154008001	R-1: Single-Family Residence		
6154008002	R-1: Single-Family Residence		
6154008003	R-1: Single-Family Residence		
6154008004	R-1: Single-Family Residence		
6154008005	R-1: Single-Family Residence		
6154008006	R-1: Single-Family Residence		
6154008007	R-1: Single-Family Residence		
6154008008	R-1: Single-Family Residence		
6154008009	R-1: Single-Family Residence		
6154008010	R-1: Single-Family Residence		
6154008011	R-1: Single-Family Residence		
6154008012	R-1: Single-Family Residence		
6154008013	R-1: Single-Family Residence		
6154008014	R-1: Single-Family Residence		
6154008015	R-1: Single-Family Residence		
6154008016	R-1: Single-Family Residence		
6154008017	R-1: Single-Family Residence		
6154008018	R-1: Single-Family Residence		
6154008019	R-1: Single-Family Residence		
6154008020	R-1: Single-Family Residence		
6154008021	R-1: Single-Family Residence		
6154008022	R-1: Single-Family Residence		
6154008023	R-1: Single-Family Residence		
6154008024	R-1: Single-Family Residence		
6154008025	R-1: Single-Family Residence		
6154009003	R-1: Single-Family Residence		
6154009004	R-1: Single-Family Residence		
6154009005	R-1: Single-Family Residence		
6154009006	R-1: Single-Family Residence		





**AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)**

AIN	Zoning Proposed (version 1)	LUP Existing (version 1)	LUP Proposed (version 1)
6154009007	R-1: Single-Family Residence		
6154009008	R-1: Single-Family Residence		
6154009009	R-1: Single-Family Residence		
6154009010	R-1: Single-Family Residence		
6154009011	R-1: Single-Family Residence		
6154009012	R-1: Single-Family Residence		
6154009013	R-1: Single-Family Residence		
6154009014	R-1: Single-Family Residence		
6154009015	R-1: Single-Family Residence		
6154009016	R-1: Single-Family Residence		
6154009017	R-1: Single-Family Residence		
6154009018	R-1: Single-Family Residence		
6154009019	R-1: Single-Family Residence		
6154009022	R-1: Single-Family Residence		
6154009027	R-1: Single-Family Residence		
6154009028	R-1: Single-Family Residence		
6154009029	R-1: Single-Family Residence		
6154009030	R-1: Single-Family Residence		
6154009031	R-1: Single-Family Residence		
6154009032	R-1: Single-Family Residence		
6154009033	R-1: Single-Family Residence		
6154009034	R-1: Single-Family Residence		
6154009035	R-1: Single-Family Residence		
6154009036	R-1: Single-Family Residence		
6154009037	R-1: Single-Family Residence		
6154009038	R-1: Single-Family Residence		
6154009039	R-1: Single-Family Residence		
6154009040	R-1: Single-Family Residence		
6154009041	R-1: Single-Family Residence		
6154009042	R-1: Single-Family Residence		
6154009043	R-1: Single-Family Residence		
6154009044	R-1: Single-Family Residence		
6154009045	R-1: Single-Family Residence		
6154009046	R-1: Single-Family Residence		
6154009047	R-1: Single-Family Residence		
6154009048	R-1: Single-Family Residence		
6154009049	R-1: Single-Family Residence		
6154010012	R-1: Single-Family Residence		
6154010013	R-1: Single-Family Residence		
6154010014	R-1: Single-Family Residence		
6154010015	R-1: Single-Family Residence		
6154010020	R-1: Single-Family Residence		
6154010023	R-1: Single-Family Residence		
6154010024	R-1: Single-Family Residence		
6154010025	R-1: Single-Family Residence		
6154010026	R-1: Single-Family Residence		
6154010027	R-1: Single-Family Residence		
6154010028	R-1: Single-Family Residence		
6154010029	R-1: Single-Family Residence		
6154010035	R-1: Single-Family Residence		
6154010037	R-1: Single-Family Residence		
6154010038	R-1: Single-Family Residence		
6154010039	R-1: Single-Family Residence		
6154010040	R-1: Single-Family Residence		
6154010041	R-1: Single-Family Residence		
6154010042	R-1: Single-Family Residence		







AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
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6154010043	R-1: Single-Family Residence				
6154010044	R-1: Single-Family Residence				
6154012002	R-1: Single-Family Residence				
6154012003	R-1: Single-Family Residence				
6154012004	R-1: Single-Family Residence				
6154012005	R-1: Single-Family Residence				
6154012006	R-1: Single-Family Residence				
6154012007	R-1: Single-Family Residence				
6154012009	R-1: Single-Family Residence				
6154012010	R-1: Single-Family Residence				
6154012011	R-1: Single-Family Residence				
6154012014	R-1: Single-Family Residence				
6154012017	R-1: Single-Family Residence				
6154012020	R-1: Single-Family Residence				
6154012023	R-1: Single-Family Residence				
6154012024	R-1: Single-Family Residence				
6154012025	R-1: Single-Family Residence				
6154012026	R-1: Single-Family Residence				
6154012027	R-1: Single-Family Residence				
6154012028	R-1: Single-Family Residence				
6154012029	R-1: Single-Family Residence				
6154012035	R-1: Single-Family Residence				
6154012036	R-1: Single-Family Residence				
6154012037	R-1: Single-Family Residence				
6154012038	R-1: Single-Family Residence				
6154012039	R-1: Single-Family Residence				
6154012040	R-1: Single-Family Residence				
6154012041	R-1: Single-Family Residence				
6154012042	R-1: Single-Family Residence				
6154012044	R-1: Single-Family Residence				
6154012046	R-1: Single-Family Residence				
6154012047	R-1: Single-Family Residence				
6154012048	R-1: Single-Family Residence				
6154012049	R-1: Single-Family Residence				
6154012050	R-1: Single-Family Residence				
6154012051	R-1: Single-Family Residence				
6154012052	R-1: Single-Family Residence				
6154013004	R-1: Single-Family Residence				
6154013005	R-1: Single-Family Residence				
6154013006	R-1: Single-Family Residence				
6154013007	R-1: Single-Family Residence				
6154013008	R-1: Single-Family Residence				
6154013009	R-1: Single-Family Residence				
6154013010	R-1: Single-Family Residence				
6154013011	R-1: Single-Family Residence				
6154013012	R-1: Single-Family Residence				
6154013013	R-1: Single-Family Residence				
6154013014	R-1: Single-Family Residence				
6154013015	R-1: Single-Family Residence				
6154013016	R-1: Single-Family Residence				
6154013017	R-1: Single-Family Residence				
6154013020	R-1: Single-Family Residence				
6154013021	R-1: Single-Family Residence				
6154013023	R-1: Single-Family Residence				
6154013024	R-1: Single-Family Residence				
6154013029	R-1: Single-Family Residence				



AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed
6154013030	2315 E HATCHWAY ST	COMPTON CA	90222-3007	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013031	2317 E HATCHWAY ST	COMPTON CA	90222-3007	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013033	2327 E HATCHWAY ST	COMPTON CA	90222-3007	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013034	2331 E HATCHWAY ST	COMPTON CA	90222-3007	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013036	2312 E PIRU ST	COMPTON CA	90222-3032	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013037	2310 E PIRU ST	COMPTON CA	90222-3032	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013039					
6154013040					
6154013042	2430 E PIRU ST	COMPTON CA	90222-3034	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013043	2428 E PIRU ST	COMPTON CA	90222-3034	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013044	2436 E PIRU ST	COMPTON CA	90222-3034	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013045	2434 E PIRU ST	COMPTON CA	90222-3034	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013046	2432 E PIRU ST	COMPTON CA	90222-3034	R-1: Single-Family Residence	R-2: Two-Family Residence
6154013047	2431 E HATCHWAY ST	COMPTON CA	90222-3009	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014001	2430 E HATCHWAY ST	COMPTON CA	90222-3010	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014002	2428 E HATCHWAY ST	COMPTON CA	90222-3010	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014003	2426 E HATCHWAY ST	COMPTON CA	90222-3010	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014004	2422 E HATCHWAY ST	COMPTON CA	90222-3010	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014005	2416 E HATCHWAY ST	COMPTON CA	90222-3010	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014006	2412 E HATCHWAY ST	COMPTON CA	90222-3010	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014007	2410 E HATCHWAY ST	COMPTON CA	90222-3010	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014008	2406 E HATCHWAY ST	COMPTON CA	90222-3010	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014009	13600 S LARGO AVE	COMPTON CA	90222-3022	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014010	13606 S LARGO AVE	COMPTON CA	90222-3022	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014011	13610 S LARGO AVE	COMPTON CA	90222-3022	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014012	2407 E BLISS ST	COMPTON CA	90222-3005	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014016	2423 E BLISS ST	COMPTON CA	90222-3005	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014017	13423 S MONA BLVD	COMPTON CA	90222-2711	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014019	2324 E HATCHWAY ST	COMPTON CA	90222-3008	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014020	2322 E HATCHWAY ST	COMPTON CA	90222-3008	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014021	2320 E HATCHWAY ST	COMPTON CA	90222-3008	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014022	2316 E HATCHWAY ST	COMPTON CA	90222-3008	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014023	2314 E HATCHWAY ST	COMPTON CA	90222-3008	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014024	2312 E HATCHWAY ST	COMPTON CA	90222-3008	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014031	2311 E BLISS ST	COMPTON CA	90222-3003	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014032	2315 E BLISS ST	COMPTON CA	90222-3003	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014033	2321 E BLISS ST	COMPTON CA	90222-3003	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014036	13615 S LARGO AVE	COMPTON CA	90222-3021	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014037	2417 E BLISS ST	COMPTON CA	90222-3005	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014040	2327 E BLISS ST	COMPTON CA	90222-3003	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014041	2330 E HATCHWAY ST	COMPTON CA	90222-3008	R-1: Single-Family Residence	R-2: Two-Family Residence
6154014042					
6154014900					
6154015002	2418 E BLISS ST	COMPTON CA	90222-3006	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015003	2416 E BLISS ST	COMPTON CA	90222-3006	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015004	2414 E BLISS ST	COMPTON CA	90222-3006	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015005	2410 E BLISS ST	COMPTON CA	90222-3006	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015006	2404 E BLISS ST	COMPTON CA	90222-3006	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015007	2402 E BLISS ST	COMPTON CA	90222-3006	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015008	13712 S LARGO AVE	COMPTON CA	90222-3024	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015009	2407 E ORIS ST	COMPTON CA	90222-3055	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015010	2413 E ORIS ST	COMPTON CA	90222-3055	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015011	2417 E ORIS ST	COMPTON CA	90222-3055	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015013	2330 E BLISS ST	COMPTON CA	90222-3004	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015014	2322 E BLISS ST	COMPTON CA	90222-3004	R-1: Single-Family Residence	R-2: Two-Family Residence
6154015015	2316 E BLISS ST	COMPTON CA	90222-3004	R-1: Single-Family Residence	R-2: Two-Family Residence

AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

6154013030	R-1: Single-Family Residence		
6154013031	R-1: Single-Family Residence		
6154013033	R-1: Single-Family Residence		
6154013034	R-1: Single-Family Residence		
6154013036	R-1: Single-Family Residence		
6154013037	R-1: Single-Family Residence		
6154013039	R-1: Single-Family Residence		
6154013040	R-1: Single-Family Residence		
6154013042	R-1: Single-Family Residence		
6154013043	R-1: Single-Family Residence		
6154013044	R-1: Single-Family Residence		
6154013045	R-1: Single-Family Residence		
6154013046	R-1: Single-Family Residence		
6154013047	R-1: Single-Family Residence		
6154014001	R-1: Single-Family Residence		
6154014002	R-1: Single-Family Residence		
6154014003	R-1: Single-Family Residence		
6154014004	R-1: Single-Family Residence		
6154014005	R-1: Single-Family Residence		
6154014006	R-1: Single-Family Residence		
6154014007	R-1: Single-Family Residence		
6154014008	R-1: Single-Family Residence		
6154014009	R-1: Single-Family Residence		
6154014010	R-1: Single-Family Residence		
6154014011	R-1: Single-Family Residence		
6154014012	R-1: Single-Family Residence		
6154014016	R-1: Single-Family Residence		
6154014017	R-1: Single-Family Residence		
6154014019	R-1: Single-Family Residence		
6154014020	R-1: Single-Family Residence		
6154014021	R-1: Single-Family Residence		
6154014022	R-1: Single-Family Residence		
6154014023	R-1: Single-Family Residence		
6154014024	R-1: Single-Family Residence		
6154014031	R-1: Single-Family Residence		
6154014032	R-1: Single-Family Residence		
6154014033	R-1: Single-Family Residence		
6154014036	R-1: Single-Family Residence		
6154014037	R-1: Single-Family Residence		
6154014040	R-1: Single-Family Residence		
6154014041	R-1: Single-Family Residence		
6154014042	R-1: Single-Family Residence		
6154014900	R-1: Single-Family Residence		
6154015002	R-1: Single-Family Residence		
6154015003	R-1: Single-Family Residence		
6154015004	R-1: Single-Family Residence		
6154015005	R-1: Single-Family Residence		
6154015006	R-1: Single-Family Residence		
6154015007	R-1: Single-Family Residence		
6154015008	R-1: Single-Family Residence		
6154015009	R-1: Single-Family Residence		
6154015010	R-1: Single-Family Residence		
6154015011	R-1: Single-Family Residence		
6154015013	R-1: Single-Family Residence		
6154015014	R-1: Single-Family Residence		
6154015015	R-1: Single-Family Residence		





AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

6154015016	R-1: Single-Family Residence		
6154015025	R-1: Single-Family Residence		
6154015026	R-1: Single-Family Residence		
6154015027	R-1: Single-Family Residence		
6154015028	R-1: Single-Family Residence		
6154015029	R-1: Single-Family Residence		
6154015030	R-1: Single-Family Residence		
6154016003	M-0.5-GZ: Restricted Light Manufacturing		
6154016004	R-1: Single-Family Residence		
6154016005	R-1: Single-Family Residence		
6154016006	R-1: Single-Family Residence		
6154016007	R-1: Single-Family Residence		
6154016008	R-1: Single-Family Residence		
6154016009	R-1: Single-Family Residence		
6154016014	R-1: Single-Family Residence		
6154016015	R-1: Single-Family Residence		
6154016016	R-1: Single-Family Residence		
6154016017	R-1: Single-Family Residence		
6154016018	R-1: Single-Family Residence		
6154016019	R-1: Single-Family Residence		
6154016036	M-0.5-GZ: Restricted Light Manufacturing		
6154016037	M-0.5-GZ: Restricted Light Manufacturing		
6154016038	M-0.5-GZ: Restricted Light Manufacturing		
6154016039	R-1: Single-Family Residence		
6154016040	R-1: Single-Family Residence		
6154016041	R-1: Single-Family Residence		
6154016044	R-1: Single-Family Residence		
6154016045	R-1: Single-Family Residence		
6154016046	R-1: Single-Family Residence		
6154016047	R-1: Single-Family Residence		
6154017002	M-0.5-GZ: Restricted Light Manufacturing		
6154017003	R-1: Single-Family Residence		
6154017004	R-1: Single-Family Residence		
6154017005	R-1: Single-Family Residence		
6154017007	R-1: Single-Family Residence		
6154017008	R-1: Single-Family Residence		
6154017024	R-1: Single-Family Residence		
6154017028	R-1: Single-Family Residence		
6154017029	R-1: Single-Family Residence		
6154017030	R-1: Single-Family Residence		
6154017031	R-1: Single-Family Residence		
6154017032	R-1: Single-Family Residence		
6154017033	R-1: Single-Family Residence		
6154017034	R-1: Single-Family Residence		
6154017037	R-1: Single-Family Residence		
6154017040	R-1: Single-Family Residence		
6154017041	R-1: Single-Family Residence		
6154017042	R-1: Single-Family Residence		
6154017043	M-0.5-GZ: Restricted Light Manufacturing		
6154017044	R-1: Single-Family Residence		
6154017045	R-1: Single-Family Residence		
6154017046	R-1: Single-Family Residence		
6154017047	R-1: Single-Family Residence		
6154017048	R-1: Single-Family Residence		
6154017049	M-0.5-GZ: Restricted Light Manufacturing		
6154017050	M-0.5-GZ: Restricted Light Manufacturing		

AIN	DRP QC Category	DRP QC Notes
6154015016	DRP QC Update	Rezone to R-2 to match H18
6154015025	DRP QC Update	Rezone to R-2 to match H18
6154015026	DRP QC Update	Rezone to R-2 to match H18
6154015027	DRP QC Update	Rezone to R-2 to match H18
6154015028	DRP QC Update	Rezone to R-2 to match H18
6154015029	DRP QC Update	Rezone to R-2 to match H18
6154015030	DRP QC Update	Rezone to R-2 to match H18
6154016003	Zoning Category Name Change Only	
6154016004	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016005	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016006	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016007	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016008	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016009	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016014	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016015	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016016	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016017	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016018	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016019	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016036	Zoning Category Name Change Only	
6154016037	Zoning Category Name Change Only	
6154016038	Zoning Category Name Change Only	
6154016039	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016040	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016041	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016044	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016045	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016046	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154016047	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017002	Zoning Category Name Change Only	
6154017003	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017004	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017005	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017007	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017008	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017024	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017028	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017029	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017031	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017033	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017034	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017037	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017040	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017041	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017042	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017043	Zoning Category Name Change Only	
6154017044	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017045	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017046	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017047	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017048	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154017049	Zoning Category Name Change Only	
6154017050	Zoning Category Name Change Only	





AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
6154018002	M-0.5-GZ: Restricted Light Manufacturing				
6154018023	R-1: Single-Family Residence				
6154018024	R-1: Single-Family Residence				
6154018025	R-1: Single-Family Residence				
6154018026	M-0.5-GZ: Restricted Light Manufacturing				
6154018027	M-0.5-GZ: Restricted Light Manufacturing				
6154018029	M-0.5-GZ: Restricted Light Manufacturing				
6154018030	R-1: Single-Family Residence				
6154018031	R-1: Single-Family Residence				
6154018032	R-1: Single-Family Residence				
6154019001	R-1: Single-Family Residence				
6154019002	R-1: Single-Family Residence				
6154019003	R-1: Single-Family Residence				
6154019004	R-1: Single-Family Residence				
6154019010	R-1: Single-Family Residence				
6154019011	R-1: Single-Family Residence				
6154019012	R-1: Single-Family Residence				
6154019013	R-1: Single-Family Residence				
6154019014	R-1: Single-Family Residence				
6154019015	R-1: Single-Family Residence				
6154019016	R-1: Single-Family Residence				
6154019018	R-1: Single-Family Residence				
6154019020	R-1: Single-Family Residence				
6154019021	R-1: Single-Family Residence				
6154019022	R-1: Single-Family Residence				
6154019023	R-1: Single-Family Residence				
6154019024	R-1: Single-Family Residence				
6154019025	R-1: Single-Family Residence				
6154019026	R-1: Single-Family Residence				
6154019028	R-1: Single-Family Residence				
6154019030	R-1: Single-Family Residence				
6154019031	R-1: Single-Family Residence				
6154019032	R-1: Single-Family Residence				
6154020001	M-0.5-GZ: Restricted Light Manufacturing				
6154020002	M-0.5-GZ: Restricted Light Manufacturing				
6154020008	R-1: Single-Family Residence				
6154020009	R-1: Single-Family Residence				
6154020010	R-1: Single-Family Residence				
6154020011	R-1: Single-Family Residence				
6154020012	R-1: Single-Family Residence				
6154020015	R-1: Single-Family Residence				
6154020016	R-1: Single-Family Residence				
6154020018	R-1: Single-Family Residence				
6154020023	M-0.5-GZ: Restricted Light Manufacturing				
6154020024	R-1: Single-Family Residence				
6154021004	R-1: Single-Family Residence				
6154021005	R-1: Single-Family Residence				
6154021006	R-1: Single-Family Residence				
6154021007	R-1: Single-Family Residence				
6154021008	R-1: Single-Family Residence				
6154021009	R-1: Single-Family Residence				
6154021013	R-1: Single-Family Residence				
6154021014	R-1: Single-Family Residence				
6154021015	R-1: Single-Family Residence				
6154021017	R-1: Single-Family Residence				

AIN	DRP QC Category	DRP QC Notes
6154018002	Zoning Category Name Change Only	
6154018023	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154018024	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154018025	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154018026	Zoning Category Name Change Only	
6154018027	Zoning Category Name Change Only	
6154018029	Zoning Category Name Change Only	
6154018030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154018031	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154018032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019001	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019002	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019003	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019004	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019010	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019011	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019012	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019013	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019014	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019015	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019016	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019018	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019020	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019021	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019022	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019023	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019024	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019025	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019026	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019027	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019028	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019031	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154019032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020001	Zoning Category Name Change Only	
6154020002	Zoning Category Name Change Only	
6154020008	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020009	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020010	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020011	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020012	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020015	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020016	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020018	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154020023	Zoning Category Name Change Only	
6154020024	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021004	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021005	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021006	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021007	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021008	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021009	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021013	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021014	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021015	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154021017	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.



AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

AIN	Zoning Proposed (version 1)	LUP Existing (version 1)	LUP Proposed (version 1)
6154021018	R-1: Single-Family Residence		
6154021019	R-1: Single-Family Residence		
6154021020	R-1: Single-Family Residence		
6154021026	R-1: Single-Family Residence		
6154021027	R-1: Single-Family Residence		
6154021028	M-0.5-GZ: Restricted Light Manufacturing		
6154021029	R-1: Single-Family Residence		
6154021030	R-1: Single-Family Residence		
6154021031	R-1: Single-Family Residence		
6154022001	R-1: Single-Family Residence		
6154022003	R-1: Single-Family Residence		
6154022004	R-1: Single-Family Residence		
6154022005	R-1: Single-Family Residence		
6154022006	R-1: Single-Family Residence		
6154022007	R-1: Single-Family Residence		
6154022008	R-1: Single-Family Residence		
6154022009	R-1: Single-Family Residence		
6154022010	R-1: Single-Family Residence		
6154022011	R-1: Single-Family Residence		
6154022012	R-1: Single-Family Residence		
6154022013	R-1: Single-Family Residence		
6154022014	R-1: Single-Family Residence		
6154022015	R-1: Single-Family Residence		
6154022016	R-1: Single-Family Residence		
6154022021	R-1: Single-Family Residence		
6154022022	R-1: Single-Family Residence		
6154022023	R-1: Single-Family Residence		
6154022024	R-1: Single-Family Residence		
6154022025	R-1: Single-Family Residence		
6154022026	R-1: Single-Family Residence		
6154022027	R-1: Single-Family Residence		
6154022028	R-1: Single-Family Residence		
6154022029	R-1: Single-Family Residence		
6154022030	R-1: Single-Family Residence		
6154023002	R-1: Single-Family Residence		
6154023003	R-1: Single-Family Residence		
6154023004	R-1: Single-Family Residence		
6154023005	R-1: Single-Family Residence		
6154023006	R-1: Single-Family Residence		
6154023007	R-1: Single-Family Residence		
6154023008	R-1: Single-Family Residence		
6154023009	R-1: Single-Family Residence		
6154023010	R-1: Single-Family Residence		
6154023011	R-1: Single-Family Residence		
6154023012	R-1: Single-Family Residence		
6154023013	R-1: Single-Family Residence		
6154023014	R-1: Single-Family Residence		
6154023015	R-1: Single-Family Residence		
6154023016	R-1: Single-Family Residence		
6154023017	R-1: Single-Family Residence		
6154023018	R-1: Single-Family Residence		
6154023021	R-1: Single-Family Residence		
6154023022	R-1: Single-Family Residence		
6154023023	R-1: Single-Family Residence		
6154023024	R-1: Single-Family Residence		
6154023025	R-1: Single-Family Residence		





AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
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6154023026	R-1: Single-Family Residence				
6154023027	R-1: Single-Family Residence				
6154023028	R-1: Single-Family Residence				
6154023030	R-1: Single-Family Residence				
6154023031	R-1: Single-Family Residence				
6154023032	R-1: Single-Family Residence				
6154023033	R-1: Single-Family Residence				
6154024005	R-1: Single-Family Residence				
6154024006	R-1: Single-Family Residence				
6154024007	R-1: Single-Family Residence				
6154024008	R-1: Single-Family Residence				
6154024009	R-1: Single-Family Residence				
6154024010	R-1: Single-Family Residence				
6154024011	R-1: Single-Family Residence				
6154024012	R-1: Single-Family Residence				
6154024013	R-1: Single-Family Residence				
6154024014	R-1: Single-Family Residence				
6154024015	R-1: Single-Family Residence				
6154024016	R-1: Single-Family Residence				
6154024017	R-1: Single-Family Residence				
6154024018	R-1: Single-Family Residence				
6154024019	R-1: Single-Family Residence				
6154024020	R-1: Single-Family Residence				
6154024021	R-1: Single-Family Residence				
6154024022	M-0.5-GZ: Restricted Light Manufacturing				
6154024025	M-0.5-GZ: Restricted Light Manufacturing				
6154024026	M-0.5-GZ: Restricted Light Manufacturing				
6154025001	M-0.5-GZ: Restricted Light Manufacturing				
6154025003	R-1: Single-Family Residence				
6154025004	R-1: Single-Family Residence				
6154025009	R-1: Single-Family Residence				
6154025010	R-1: Single-Family Residence				
6154025011	R-1: Single-Family Residence				
6154025012	R-1: Single-Family Residence				
6154025013	R-1: Single-Family Residence				
6154025014	R-1: Single-Family Residence				
6154025015	R-1: Single-Family Residence				
6154025016	R-1: Single-Family Residence				
6154025017	R-1: Single-Family Residence				
6154025018	R-1: Single-Family Residence				
6154025019	R-1: Single-Family Residence				
6154025020	R-1: Single-Family Residence				
6154025021	R-1: Single-Family Residence				
6154025022	R-1: Single-Family Residence				
6154025026	R-1: Single-Family Residence				
6154025028	R-1: Single-Family Residence				
6154025029	R-1: Single-Family Residence				
6154025030	R-1: Single-Family Residence				
6154025031	R-1: Single-Family Residence				
6154026001	R-1: Single-Family Residence				
6154026002	R-1: Single-Family Residence				
6154026003	R-1: Single-Family Residence				
6154026004	R-1: Single-Family Residence				
6154026008	R-1: Single-Family Residence				
6154026009	R-1: Single-Family Residence				
6154026010	R-1: Single-Family Residence				







AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

AIN	Zoning Proposed (version 1)	LUP Existing (version 1)	LUP Proposed (version 1)
6154026011	R-1: Single-Family Residence		
6154026012	R-1: Single-Family Residence		
6154026013	R-1: Single-Family Residence		
6154026014	R-1: Single-Family Residence		
6154026015	R-1: Single-Family Residence		
6154026016	R-1: Single-Family Residence		
6154026017	R-1: Single-Family Residence		
6154026018	R-1: Single-Family Residence		
6154026021	R-1: Single-Family Residence		
6154026022	R-1: Single-Family Residence		
6154026023	R-1: Single-Family Residence		
6154026024	R-1: Single-Family Residence		
6154026025	R-1: Single-Family Residence		
6154026026	R-1: Single-Family Residence		
6154026029	R-1: Single-Family Residence		
6154026030	R-1: Single-Family Residence		
6154026031	R-1: Single-Family Residence		
6154026032	R-1: Single-Family Residence		
6154027016	R-1: Single-Family Residence		
6154027018	R-1: Single-Family Residence		
6154027019	R-1: Single-Family Residence		
6154027020	R-1: Single-Family Residence		
6154027021	R-1: Single-Family Residence		
6154027022	R-1: Single-Family Residence		
6154027023	R-1: Single-Family Residence		
6154027025	R-1: Single-Family Residence		
6154027027	R-1: Single-Family Residence		
6154027028	R-1: Single-Family Residence		
6154027029	R-1: Single-Family Residence		
6154027030	R-1: Single-Family Residence		
6154027032	R-1: Single-Family Residence		
6154027033	R-1: Single-Family Residence		
6154028014	R-1: Single-Family Residence		
6154028016	R-1: Single-Family Residence		
6154028017	R-1: Single-Family Residence		
6154028023	R-1: Single-Family Residence		
6154028024	R-1: Single-Family Residence		
6154028026	M-0.5-GZ: Restricted Light Manufacturing		
6154028029	M-0.5-GZ: Restricted Light Manufacturing		
6154028031	M-0.5-GZ: Restricted Light Manufacturing		
6154028032	R-1: Single-Family Residence		
6154028034	R-1: Single-Family Residence		
6154028035	R-1: Single-Family Residence		
6154028036	R-1: Single-Family Residence		
6154028037	R-1: Single-Family Residence		
6154028038	R-1: Single-Family Residence		
6154028040	R-1: Single-Family Residence		
6155004001	R-1: Single-Family Residence		
6155004002	R-1: Single-Family Residence		
6155004003	R-1: Single-Family Residence		
6155004004	R-1: Single-Family Residence		
6155004005	R-1: Single-Family Residence		
6155004006	R-1: Single-Family Residence		
6155004007	R-1: Single-Family Residence		
6155004009	R-1: Single-Family Residence		

AIN	DRP QC Category	DRP QC Notes
6154026011	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026012	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026013	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026014	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026015	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026016	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026017	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026018	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026021	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026022	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026023	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026024	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026025	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026026	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026029	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026031	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154026032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027016	DRP QC Update	APN 6154027016 is spill-zoned (R-3 and R-1) with H18 land use. Change the R-1 portion to R-3 so the entire lot is R-3. H18 remains as-is.
6154027018	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027019	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027020	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027021	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027022	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027023	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027025	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027027	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027028	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027029	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027030	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154027033	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028014	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028016	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028017	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028023	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028024	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028026	Zoning Category Name Change Only	
6154028029	Zoning Category Name Change Only	
6154028031	Zoning Category Name Change Only	
6154028032	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028034	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028035	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028036	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028037	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028038	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6154028040	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6155004001	DRP QC Update	Rezone to R-2 to match H18
6155004002	DRP QC Update	Rezone to R-2 to match H18
6155004003	DRP QC Update	Rezone to R-2 to match H18
6155004004	DRP QC Update	Rezone to R-2 to match H18
6155004005	DRP QC Update	Rezone to R-2 to match H18
6155004006	DRP QC Update	Rezone to R-2 to match H18
6155004007	DRP QC Update	Rezone to R-2 to match H18
6155004009	DRP QC Update	Rezone to R-2 to match H18



**AIN      Zoning Proposed (version 1)      LUP Existing      LUP Proposed      LUP Existing (version 1)      LUP Proposed (version 1)**

6155004011	R-1: Single-Family Residence			
6155004012	R-1: Single-Family Residence			
6155004013	R-1: Single-Family Residence			
6155004014	R-1: Single-Family Residence			
6155004015	R-1: Single-Family Residence			
6155004016	R-1: Single-Family Residence			
6155004018	R-1: Single-Family Residence			
6155004019	R-1: Single-Family Residence			
6155004020	R-1: Single-Family Residence			
6155004021	R-1: Single-Family Residence			
6155004022	R-1: Single-Family Residence			
6155004024	R-1: Single-Family Residence			
6155004025	R-1: Single-Family Residence			
6155004026	R-1: Single-Family Residence			
6155004027	R-1: Single-Family Residence			
6155004028	R-1: Single-Family Residence			
6155004029	R-1: Single-Family Residence			
6155004030	R-1: Single-Family Residence			
6155004031	R-1: Single-Family Residence			
6155004032	R-1: Single-Family Residence			
6155004033	R-1: Single-Family Residence			
6155004034	R-1: Single-Family Residence			
6155004038	R-1: Single-Family Residence			
6155004039	R-1: Single-Family Residence			
6155004040	R-1: Single-Family Residence			
6155004041	R-1: Single-Family Residence			
6155004042	R-1: Single-Family Residence			
6155004043	R-1: Single-Family Residence			
6155004044	R-1: Single-Family Residence			
6155004045	R-1: Single-Family Residence			
6155004046	R-1: Single-Family Residence			
6155005001	R-1: Single-Family Residence			
6155005002	R-1: Single-Family Residence			
6155005003	R-1: Single-Family Residence			
6155005004	R-1: Single-Family Residence			
6155005005	R-1: Single-Family Residence			
6155005006	R-1: Single-Family Residence			
6155005007	R-1: Single-Family Residence			
6155005008	R-1: Single-Family Residence			
6155005009	R-1: Single-Family Residence			
6155005010	R-1: Single-Family Residence			
6155005011	R-1: Single-Family Residence			
6155005012	R-1: Single-Family Residence			
6155005013	R-1: Single-Family Residence			
6155005014	R-1: Single-Family Residence			
6155005015	R-1: Single-Family Residence			
6155005016	R-1: Single-Family Residence			
6155005017	R-1: Single-Family Residence			
6155005018	R-1: Single-Family Residence			
6155005019	R-1: Single-Family Residence			
6155005020	R-1: Single-Family Residence			
6155005021	R-1: Single-Family Residence			
6155005022	R-1: Single-Family Residence			
6155005023	R-1: Single-Family Residence			
6155005024	R-1: Single-Family Residence			
6155005025	R-1: Single-Family Residence			







AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed LUP Existing (version 1) LUP Proposed (version 1)

6155005026	R-1: Single-Family Residence
6155005027	R-1: Single-Family Residence
6155005028	R-1: Single-Family Residence
6155005029	R-1: Single-Family Residence
6155005030	R-1: Single-Family Residence
6155005031	R-1: Single-Family Residence
6155005032	R-1: Single-Family Residence
6155005033	R-1: Single-Family Residence
6155005034	R-1: Single-Family Residence
6155005035	R-1: Single-Family Residence
6155005900	R-1: Single-Family Residence
6155005901	R-1: Single-Family Residence
6155006001	R-1: Single-Family Residence
6155006002	R-1: Single-Family Residence
6155006003	R-1: Single-Family Residence
6155006004	R-1: Single-Family Residence
6155006005	R-1: Single-Family Residence
6155006006	R-1: Single-Family Residence
6155006007	R-1: Single-Family Residence
6155006008	R-1: Single-Family Residence
6155006009	R-1: Single-Family Residence
6155006010	R-1: Single-Family Residence
6155006011	R-1: Single-Family Residence
6155006013	R-1: Single-Family Residence
6155006014	R-1: Single-Family Residence
6155006015	R-1: Single-Family Residence
6155006016	R-1: Single-Family Residence
6155006017	R-1: Single-Family Residence
6155006018	R-1: Single-Family Residence
6155006019	R-1: Single-Family Residence
6155006020	R-1: Single-Family Residence
6155006021	R-1: Single-Family Residence
6155006023	R-1: Single-Family Residence
6155006024	R-1: Single-Family Residence
6155006025	R-1: Single-Family Residence
6155006026	R-1: Single-Family Residence
6155006027	R-1: Single-Family Residence
6155006028	R-1: Single-Family Residence
6155006029	R-1: Single-Family Residence
6155006030	R-1: Single-Family Residence
6155006031	R-1: Single-Family Residence
6155006032	R-1: Single-Family Residence
6155007001	R-1: Single-Family Residence
6155007002	R-1: Single-Family Residence
6155007003	R-1: Single-Family Residence
6155007005	R-1: Single-Family Residence
6155007006	R-1: Single-Family Residence
6155007007	R-1: Single-Family Residence
6155007008	R-1: Single-Family Residence
6155007009	R-1: Single-Family Residence
6155007010	R-1: Single-Family Residence
6155007011	R-1: Single-Family Residence
6155007012	R-1: Single-Family Residence
6155007013	R-1: Single-Family Residence
6155007014	R-1: Single-Family Residence
6155007015	R-1: Single-Family Residence





6155007016	R-1: Single-Family Residence				
6155007017	R-1: Single-Family Residence				
6155007018	R-1: Single-Family Residence				
6155007019	R-1: Single-Family Residence				
6155007020	R-1: Single-Family Residence				
6155007021	R-1: Single-Family Residence				
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6155007032	R-1: Single-Family Residence				
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6155007034	R-1: Single-Family Residence				
6155007035	R-1: Single-Family Residence				
6155007036	R-1: Single-Family Residence				
6155007037	R-1: Single-Family Residence				
6155008001	R-1: Single-Family Residence				
6155008002	R-1: Single-Family Residence				
6155008009	R-1: Single-Family Residence				
6155008010	R-1: Single-Family Residence				
6155008011	R-1: Single-Family Residence				
6155008012	R-1: Single-Family Residence				
6155008015	R-1: Single-Family Residence				
6155008016	R-1: Single-Family Residence				
6155008017	R-1: Single-Family Residence				
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6155008022	R-1: Single-Family Residence				
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6155008025	R-1: Single-Family Residence				
6155008026	R-1: Single-Family Residence				
6155008027	R-1: Single-Family Residence				
6155008028	R-1: Single-Family Residence				
6155008029	R-1: Single-Family Residence				
6155008030	R-1: Single-Family Residence				
6155008031	R-1: Single-Family Residence				
6155008032	R-1: Single-Family Residence				
6155008034	R-1: Single-Family Residence				
6155008035	R-1: Single-Family Residence				
6155008036	R-1: Single-Family Residence				
6155008037	R-1: Single-Family Residence				
6155009009	R-1: Single-Family Residence				
6155009010	R-1: Single-Family Residence				
6155009011	R-1: Single-Family Residence				
6155009012	R-1: Single-Family Residence				
6155009015	R-1: Single-Family Residence				
6155009016	R-1: Single-Family Residence				
6155009020	R-1: Single-Family Residence				
6155009021	R-1: Single-Family Residence				
6155009032	R-1: Single-Family Residence				
6155009033	R-1: Single-Family Residence				
6155009034	R-1: Single-Family Residence				





**AIN      Zoning Proposed (version 1)      LUP Existing (version 1)      LUP Proposed      LUP Existing (version 1)      LUP Proposed (version 1)**

6155009037	R-1: Single-Family Residence			
6155009038	R-1: Single-Family Residence			
6155010003	R-1: Single-Family Residence			
6155010004	R-1: Single-Family Residence			
6155010005	R-1: Single-Family Residence			
6155010006	R-1: Single-Family Residence			
6155010008	R-1: Single-Family Residence			
6155010009	R-1: Single-Family Residence			
6155010010	R-1: Single-Family Residence			
6155010011	R-1: Single-Family Residence			
6155010012	R-1: Single-Family Residence			
6155010013	R-1: Single-Family Residence			
6155010014	R-1: Single-Family Residence			
6155011001	R-1: Single-Family Residence			
6155011002	R-1: Single-Family Residence			
6155011003	R-1: Single-Family Residence			
6155011004	R-1: Single-Family Residence			
6155011005	R-1: Single-Family Residence			
6155011006	R-1: Single-Family Residence			
6155011007	R-1: Single-Family Residence			
6155011008	R-1: Single-Family Residence			
6155011009	R-1: Single-Family Residence			
6155011010	R-1: Single-Family Residence			
6155011011	R-1: Single-Family Residence			
6155011012	R-1: Single-Family Residence			
6155011013	R-1: Single-Family Residence			
6155011014	R-1: Single-Family Residence			
6155011015	R-1: Single-Family Residence			
6155011016	R-1: Single-Family Residence			
6155011017	R-1: Single-Family Residence			
6155011018	R-1: Single-Family Residence			
6155011019	R-1: Single-Family Residence			
6155011022	R-1: Single-Family Residence			
6155011024	R-1: Single-Family Residence			
6155011025	R-1: Single-Family Residence			
6155011026	R-1: Single-Family Residence			
6155011027	R-1: Single-Family Residence			
6155011900	R-1: Single-Family Residence			
6155012001	R-1: Single-Family Residence			
6155012002	R-1: Single-Family Residence			
6155012004	R-1: Single-Family Residence			
6155012005	R-1: Single-Family Residence			
6155012006	R-1: Single-Family Residence			
6155012007	R-1: Single-Family Residence			
6155012008	R-1: Single-Family Residence			
6155012009	R-1: Single-Family Residence			
6155012010	R-1: Single-Family Residence			
6155012011	R-1: Single-Family Residence			
6155012012	R-1: Single-Family Residence			
6155012013	R-1: Single-Family Residence			
6155012014	R-1: Single-Family Residence			
6155012015	R-1: Single-Family Residence			
6155012016	R-1: Single-Family Residence			
6155012020	R-1: Single-Family Residence			
6155012021	R-1: Single-Family Residence			
6155012027	R-1: Single-Family Residence			







AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed LUP Proposed (version 1)

6155012030	R-1: Single-Family Residence		
6155012031	R-1: Single-Family Residence		
6155012032	R-1: Single-Family Residence		
6155012033	R-1: Single-Family Residence		
6155012034	R-1: Single-Family Residence		
6155012035	R-1: Single-Family Residence		
6155012036	R-1: Single-Family Residence		
6155012038	R-1: Single-Family Residence		
6155012039	R-1: Single-Family Residence		
6155012040	R-1: Single-Family Residence		
6155012041	R-1: Single-Family Residence		
6155012042	R-1: Single-Family Residence		
6155012043	R-1: Single-Family Residence		
6155013001	R-1: Single-Family Residence		
6155013002	R-1: Single-Family Residence		
6155013003	R-1: Single-Family Residence		
6155013004	R-1: Single-Family Residence		
6155013005	R-1: Single-Family Residence		
6155013006	R-1: Single-Family Residence		
6155013007	R-1: Single-Family Residence		
6155013008	R-1: Single-Family Residence		
6155013009	R-1: Single-Family Residence		
6155013010	R-1: Single-Family Residence		
6155013011	R-1: Single-Family Residence		
6155013012	R-1: Single-Family Residence		
6155013013	R-1: Single-Family Residence		
6155013014	R-1: Single-Family Residence		
6155013015	R-1: Single-Family Residence		
6155013016	R-1: Single-Family Residence		
6155013017	R-1: Single-Family Residence		
6155013018	R-1: Single-Family Residence		
6155013019	R-1: Single-Family Residence		
6155013020	R-1: Single-Family Residence		
6155013021	R-1: Single-Family Residence		
6155013022	R-1: Single-Family Residence		
6155013023	R-1: Single-Family Residence		
6155013024	R-1: Single-Family Residence		
6155013025	R-1: Single-Family Residence		
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6155013030	R-1: Single-Family Residence		
6155013031	R-1: Single-Family Residence		
6155013032	R-1: Single-Family Residence		
6155013034	R-1: Single-Family Residence		
6155013035	R-1: Single-Family Residence		
6155013036	R-1: Single-Family Residence		
6155013037	R-1: Single-Family Residence		
6155013038	R-1: Single-Family Residence		
6155013040	R-1: Single-Family Residence		
6155013043	R-1: Single-Family Residence		
6155013044	R-1: Single-Family Residence		
6155013045	R-1: Single-Family Residence		
6155013046	R-1: Single-Family Residence		
6155013047	R-1: Single-Family Residence		
6155013048	R-1: Single-Family Residence		
6155013049	R-1: Single-Family Residence		











6155019005	R-1: Single-Family Residence				
6155019008	R-1: Single-Family Residence				
6155019009	R-1: Single-Family Residence				
6155019011	R-1: Single-Family Residence				
6155019018	R-1: Single-Family Residence				
6155019019	R-1: Single-Family Residence				
6155019020	R-1: Single-Family Residence				
6155019021	R-1: Single-Family Residence				
6155019022	R-1: Single-Family Residence				
6155019023	R-1: Single-Family Residence				
6155019024	R-1: Single-Family Residence				
6155019025	R-1: Single-Family Residence				
6155019028	R-1: Single-Family Residence				
6155019029	R-1: Single-Family Residence				
6155019031	R-1: Single-Family Residence				
6155019032	R-1: Single-Family Residence				
6155019033	R-1: Single-Family Residence				
6155019035	R-1: Single-Family Residence				
6155019036	R-1: Single-Family Residence				
6155019037	R-1: Single-Family Residence				
6155019038	R-1: Single-Family Residence				
6155019040	R-1: Single-Family Residence				
6155019041	R-1: Single-Family Residence				
6155019043	R-1: Single-Family Residence				
6155019044	R-1: Single-Family Residence				
6155019046	R-1: Single-Family Residence				
6155019047	R-1: Single-Family Residence				
6155019048	R-1: Single-Family Residence				
6155019050	R-1: Single-Family Residence				
6155019051	R-1: Single-Family Residence				
6155020001	R-1: Single-Family Residence				
6155020002	R-1: Single-Family Residence				
6155020003	R-1: Single-Family Residence				
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6155020005	R-1: Single-Family Residence				
6155020006	R-1: Single-Family Residence				
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6155020009	R-1: Single-Family Residence				
6155020010	R-1: Single-Family Residence				
6155020011	R-1: Single-Family Residence				
6155020012	R-1: Single-Family Residence				
6155020013	R-1: Single-Family Residence				
6155020015	R-1: Single-Family Residence				
6155020016	R-1: Single-Family Residence				
6155020017	R-1: Single-Family Residence				
6155020018	R-1: Single-Family Residence				
6155020019	R-1: Single-Family Residence				
6155020020	R-1: Single-Family Residence				
6155020021	R-1: Single-Family Residence				
6155020022	R-1: Single-Family Residence				
6155020023	R-1: Single-Family Residence				
6155021002	R-1: Single-Family Residence				
6155021003	R-1: Single-Family Residence				
6155021004	R-1: Single-Family Residence				
6155021005	R-1: Single-Family Residence				
6155021006	R-1: Single-Family Residence				







AIN      Zoning Proposed (version 1)      LUP Existing (version 1)      LUP Proposed      LUP Existing (version 1)      LUP Proposed (version 1)

6155021007	R-1: Single-Family Residence				
6155021011	R-1: Single-Family Residence				
6155021012	R-1: Single-Family Residence				
6155021013	R-1: Single-Family Residence				
6155021020	R-1: Single-Family Residence				
6155021021	R-1: Single-Family Residence				
6155021022	R-1: Single-Family Residence				
6155022003	R-1: Single-Family Residence				
6155022006	R-1: Single-Family Residence				
6155022007	R-1: Single-Family Residence				
6155022008	R-1: Single-Family Residence				
6155022010	R-1: Single-Family Residence				
6155022011	R-1: Single-Family Residence				
6155022012	R-1: Single-Family Residence				
6155022013	R-1: Single-Family Residence				
6155022014	R-1: Single-Family Residence				
6155022016	R-1: Single-Family Residence				
6155022017	R-1: Single-Family Residence				
6155022019	R-1: Single-Family Residence				
6155022021	R-1: Single-Family Residence				
6155022022	R-1: Single-Family Residence				
6155023001	R-1: Single-Family Residence				
6155023002	R-1: Single-Family Residence				
6155023003	R-1: Single-Family Residence				
6155023004	R-1: Single-Family Residence				
6155023005	R-1: Single-Family Residence				
6155023006	R-1: Single-Family Residence				
6155023007	R-1: Single-Family Residence				
6155023008	R-1: Single-Family Residence				
6155023009	R-1: Single-Family Residence				
6155023010	R-1: Single-Family Residence				
6155023011	R-1: Single-Family Residence				
6155023012	R-1: Single-Family Residence				
6155023015	R-1: Single-Family Residence				
6155023016	R-1: Single-Family Residence				
6155023017	R-1: Single-Family Residence				
6155023018	R-1: Single-Family Residence				
6155023019	R-1: Single-Family Residence				
6155023020	R-1: Single-Family Residence				
6155023021	R-1: Single-Family Residence				
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6155023026	R-1: Single-Family Residence				
6155024001	R-1: Single-Family Residence				
6155024002	R-1: Single-Family Residence				
6155024003	R-1: Single-Family Residence				
6155024004	R-1: Single-Family Residence				
6155024006	R-1: Single-Family Residence				
6155024007	R-1: Single-Family Residence				
6155024008	R-1: Single-Family Residence				
6155024009	R-1: Single-Family Residence				
6155024010	R-1: Single-Family Residence				
6155024012	R-1: Single-Family Residence				
6155024013	R-1: Single-Family Residence				
6155024014	R-1: Single-Family Residence				
6155024015	R-1: Single-Family Residence				





AIN      Zoning Proposed (version 1)      LUP Existing (version 1)      LUP Proposed      LUP Existing (version 1)      LUP Proposed (version 1)

6155024016	R-1: Single-Family Residence				
6155024018	R-1: Single-Family Residence				
6155024019	R-1: Single-Family Residence				
6155024020	R-1: Single-Family Residence				
6155024021	R-1: Single-Family Residence				
6155024022	R-1: Single-Family Residence				
6155024026	R-1: Single-Family Residence				
6155024027	R-1: Single-Family Residence				
6155024028	R-1: Single-Family Residence				
6155024029	R-1: Single-Family Residence				
6155024030	R-1: Single-Family Residence				
6155024031	R-1: Single-Family Residence				
6155024032	R-1: Single-Family Residence				
6155024033	R-1: Single-Family Residence				
6155024034	R-1: Single-Family Residence				
6155024035	R-1: Single-Family Residence				
6155024036	R-1: Single-Family Residence				
6155024037	R-1: Single-Family Residence				
6155024038	R-1: Single-Family Residence				
6155024039	R-1: Single-Family Residence				
6155024040	R-1: Single-Family Residence				
6155025001	R-1: Single-Family Residence				
6155025002	R-1: Single-Family Residence				
6155025004	R-1: Single-Family Residence				
6155025005	R-1: Single-Family Residence				
6155025006	R-1: Single-Family Residence				
6155025007	R-1: Single-Family Residence				
6155025008	R-1: Single-Family Residence				
6155025009	R-1: Single-Family Residence				
6155025010	R-1: Single-Family Residence				
6155025013	R-1: Single-Family Residence				
6155025014	R-1: Single-Family Residence				
6155025015	R-1: Single-Family Residence				
6155025016	R-1: Single-Family Residence				
6155025017	R-1: Single-Family Residence				
6155025018	R-1: Single-Family Residence				
6155025019	R-1: Single-Family Residence				
6155025021	R-1: Single-Family Residence				
6155025023	R-1: Single-Family Residence				
6155025024	R-1: Single-Family Residence				
6155025026	R-1: Single-Family Residence				
6155025027	R-1: Single-Family Residence				
6155025028	R-1: Single-Family Residence				
6155025029	R-1: Single-Family Residence				
6155025030	R-1: Single-Family Residence				
6155025031	R-1: Single-Family Residence				
6155025032	R-1: Single-Family Residence				
6155026001	R-1: Single-Family Residence				
6155026002	R-1: Single-Family Residence				
6155026003	R-1: Single-Family Residence				
6155026004	R-1: Single-Family Residence				
6155026006	R-1: Single-Family Residence				
6155026007	R-1: Single-Family Residence				
6155026008	R-1: Single-Family Residence				
6155026010	R-1: Single-Family Residence				
6155026011	R-1: Single-Family Residence				







AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
6155026012	R-1: Single-Family Residence				
6155026013	R-1: Single-Family Residence				
6155026016	R-1: Single-Family Residence				
6155026017	R-1: Single-Family Residence				
6155026018	R-1: Single-Family Residence				
6155026019	R-1: Single-Family Residence				
6155026020	R-1: Single-Family Residence				
6155026021	R-1: Single-Family Residence				
6155026022	R-1: Single-Family Residence				
6155026023	R-1: Single-Family Residence				
6155026024	R-1: Single-Family Residence				
6155026027	R-1: Single-Family Residence				
6155026028	R-1: Single-Family Residence				
6155026029	R-1: Single-Family Residence				
6155026030	R-1: Single-Family Residence				
6155026031	R-1: Single-Family Residence				
6155029004	R-1: Single-Family Residence				
6155029005	R-1: Single-Family Residence				
6155029007	R-1: Single-Family Residence				
6155029008	R-1: Single-Family Residence				
6155029009	R-1: Single-Family Residence				
6155029010	R-1: Single-Family Residence				
6155029011	R-1: Single-Family Residence				
6155029012	R-1: Single-Family Residence				
6155029013	R-1: Single-Family Residence				
6155029014	R-1: Single-Family Residence				
6155029015	R-1: Single-Family Residence				
6155029016	R-1: Single-Family Residence				
6155029018	R-1: Single-Family Residence				
6155029019	R-1: Single-Family Residence				
6155029020	R-1: Single-Family Residence				
6155029021	R-1: Single-Family Residence				
6155029022	R-1: Single-Family Residence				
6155029023	R-1: Single-Family Residence				
6155029024	R-1: Single-Family Residence				
6155029025	R-1: Single-Family Residence				
6155029028	R-1: Single-Family Residence				
6155029029	R-1: Single-Family Residence				
6155029030	R-1: Single-Family Residence				
6155029031	R-1: Single-Family Residence				
6155029032	R-1: Single-Family Residence				
6155029033	R-1: Single-Family Residence				
6155030002	R-1: Single-Family Residence				
6155030003	R-1: Single-Family Residence				
6155030005	R-1: Single-Family Residence				
6155030006	R-1: Single-Family Residence				
6155030007	R-1: Single-Family Residence				
6155030008	R-1: Single-Family Residence				
6155030009	R-1: Single-Family Residence				
6155030010	R-1: Single-Family Residence				
6155030011	R-1: Single-Family Residence				
6155030012	R-1: Single-Family Residence				
6155030013	R-1: Single-Family Residence				
6155030014	R-1: Single-Family Residence				
6155030015	R-1: Single-Family Residence				
6155030016	R-1: Single-Family Residence				





6155030017	R-1:	Single-Family Residence				
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6155030032	R-1:	Single-Family Residence				
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6155030034	R-1:	Single-Family Residence				
6155030036	R-1:	Single-Family Residence				
6155030037	R-1:	Single-Family Residence				
6155030038	R-1:	Single-Family Residence				
6155030039	R-1:	Single-Family Residence				
6155031001	R-1:	Single-Family Residence				
6155031002	R-1:	Single-Family Residence				
6155031004	R-1:	Single-Family Residence				
6155031005	R-1:	Single-Family Residence				
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6155031007	R-1:	Single-Family Residence				
6155031011	R-1:	Single-Family Residence				
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6155031014	R-1:	Single-Family Residence				
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6155031018	R-1:	Single-Family Residence				
6155031019	R-1:	Single-Family Residence				
6155031020	R-1:	Single-Family Residence				
6155031021	R-1:	Single-Family Residence				
6155031022	R-1:	Single-Family Residence				
6155031023	R-1:	Single-Family Residence				
6155031024	R-1:	Single-Family Residence				
6155031025	R-1:	Single-Family Residence				
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6155031027	R-1:	Single-Family Residence				
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6155031030	R-1:	Single-Family Residence				
6155031031	R-1:	Single-Family Residence				
6155031032	R-1:	Single-Family Residence				
6155031033	R-1:	Single-Family Residence				
6155031034	R-1:	Single-Family Residence				
6155031036	R-1:	Single-Family Residence				
6155031037	R-1:	Single-Family Residence				
6155031038	R-1:	Single-Family Residence				
6155031039	R-1:	Single-Family Residence				
6155031040	R-1:	Single-Family Residence				
6155032007	R-1:	Single-Family Residence				
6155032008	R-1:	Single-Family Residence				
6155032012	R-1:	Single-Family Residence				



AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
6155032014	2202 E BLISS ST	COMPTON CA	90222-2904	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032015	2201 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032017	2211 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032018	2215 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032019	2217 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032020	2221 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032023	2235 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032024	2241 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032025	2243 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032026	2234 E BLISS ST	COMPTON CA	90222-2904	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032028	2238 E BLISS ST	COMPTON CA	90222-2904	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032029	2232 E BLISS ST	COMPTON CA	90222-2904	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032030	2227 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032031	2231 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032032	2205 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032033	2206 E BLISS ST	COMPTON CA	90222-2904	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032034	2220 E BLISS ST	COMPTON CA	90222-2904	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032035	2216 E BLISS ST	COMPTON CA	90222-2904	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032036	2214 E BLISS ST	COMPTON CA	90222-2904	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155032037						
6155032038	2223 E ORIS ST	COMPTON CA	90222-2909	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033004	2266 E BLISS ST	COMPTON CA	90222-2933	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033009	13712 S VESTA AVE	COMPTON CA	90222-2914	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033010	2257 E ORIS ST	COMPTON CA	90222-2931	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033012	2261 E ORIS ST	LOS ANGELES CA	90222-2931	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033015	2267 E ORIS ST	COMPTON CA	90222-2931	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033019	2252 E BLISS ST	COMPTON CA	90222-2933	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033020	2256 E BLISS ST	LOS ANGELES CA	90222-2933	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033021	2254 E BLISS ST	LOS ANGELES CA	90222-2933	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033022	2264 E BLISS ST	COMPTON CA	90222-2933	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6155033023	2265 E ORIS ST	COMPTON CA	90222-2931	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180001001	4802 E SAN LUIS ST	COMPTON CA	90221-3137	R-1: Single-Family Residence	R-3: Limited Density Multiple Residence	R-1: Single-Family Residence
6180010007	15121 S WHITE AVE	COMPTON CA	90221-3633	A-1: Light Agricultural		A-1: Light Agricultural
6180022002	4806 E COMPTON BLVD	UNIT A COMPTON CA	90221-3180		C-3: General Commercial	
6180022034	15113 S GIBSON AVE	COMPTON CA	90221-3105	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022035	15117 S GIBSON AVE	COMPTON CA	90221-3105	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022036	15121 S GIBSON AVE	COMPTON CA	90221-3105	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022037	15123 S GIBSON AVE	COMPTON CA	90221-3105	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022038	15127 S GIBSON AVE	COMPTON CA	90221-3105	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022039	15131 S GIBSON AVE	COMPTON CA	90221-3105	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022040	15203 S GIBSON AVE	COMPTON CA	90221-3107	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022041	15205 S GIBSON AVE	COMPTON CA	90221-3107	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022042	15209 S GIBSON AVE	COMPTON CA	90221-3107	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022043	15211 S GIBSON AVE	COMPTON CA	90221-3107	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022044	15213 S GIBSON AVE	COMPTON CA	90221-3107	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022045	15217 S GIBSON AVE	COMPTON CA	90221-3107	R-1: Single-Family Residence	R-2: Two-Family Residence	R-1: Single-Family Residence
6180022052	15114 S WILLIAMS AVE	COMPTON CA	90221-3113		R-1: Single-Family Residence	
6180022053	15116 S WILLIAMS AVE	COMPTON CA	90221-3113		R-1: Single-Family Residence	
6180022054	15122 S WILLIAMS AVE	COMPTON CA	90221-3113		R-1: Single-Family Residence	
6180022055	15202 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence	

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
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6155032014	R-1; Single-Family Residence				
6155032015	R-1; Single-Family Residence				
6155032017	R-1; Single-Family Residence				
6155032018	R-1; Single-Family Residence				
6155032019	R-1; Single-Family Residence				
6155032020	R-1; Single-Family Residence				
6155032023	R-1; Single-Family Residence				
6155032024	R-1; Single-Family Residence				
6155032025	R-1; Single-Family Residence				
6155032026	R-1; Single-Family Residence				
6155032028	R-1; Single-Family Residence				
6155032029	R-1; Single-Family Residence				
6155032030	R-1; Single-Family Residence				
6155032031	R-1; Single-Family Residence				
6155032032	R-1; Single-Family Residence				
6155032033	R-1; Single-Family Residence				
6155032034	R-1; Single-Family Residence				
6155032035	R-1; Single-Family Residence				
6155032036	R-1; Single-Family Residence				
6155032037	R-1; Single-Family Residence				
6155032038	R-1; Single-Family Residence				
6155033004	R-1; Single-Family Residence				
6155033009	R-1; Single-Family Residence				
6155033010	R-1; Single-Family Residence				
6155033012	R-1; Single-Family Residence				
6155033015	R-1; Single-Family Residence				
6155033019	R-1; Single-Family Residence				
6155033020	R-1; Single-Family Residence				
6155033021	R-1; Single-Family Residence				
6155033022	R-1; Single-Family Residence				
6155033023	R-1; Single-Family Residence				
6180001001	R-1; Single-Family Residence				
6180010007	R-1; Single-Family Residence				

CG - General Commercial

6180022002					
6180022034	R-1; Single-Family Residence				
6180022035	R-1; Single-Family Residence				
6180022036	R-1; Single-Family Residence				
6180022037	R-1; Single-Family Residence				
6180022038	R-1; Single-Family Residence				
6180022039	R-1; Single-Family Residence				
6180022040	R-1; Single-Family Residence				
6180022041	R-1; Single-Family Residence				
6180022042	R-1; Single-Family Residence				
6180022043	R-1; Single-Family Residence				
6180022044	R-1; Single-Family Residence				
6180022045	R-1; Single-Family Residence				

- 6180022052 H9 - Residential 9
- 6180022053 H9 - Residential 9
- 6180022054 H9 - Residential 9
- 6180022055 H9 - Residential 9

AIN	DRP QC Category	DRP QC Notes
6155032014	DRP QC Update	Rezone to R-2 to match H18
6155032015	DRP QC Update	Rezone to R-2 to match H18
6155032017	DRP QC Update	Rezone to R-2 to match H18
6155032018	DRP QC Update	Rezone to R-2 to match H18
6155032019	DRP QC Update	Rezone to R-2 to match H18
6155032020	DRP QC Update	Rezone to R-2 to match H18
6155032023	DRP QC Update	Rezone to R-2 to match H18
6155032024	DRP QC Update	Rezone to R-2 to match H18
6155032025	DRP QC Update	Rezone to R-2 to match H18
6155032026	DRP QC Update	Rezone to R-2 to match H18
6155032028	DRP QC Update	Rezone to R-2 to match H18
6155032029	DRP QC Update	Rezone to R-2 to match H18
6155032030	DRP QC Update	Rezone to R-2 to match H18
6155032031	DRP QC Update	Rezone to R-2 to match H18
6155032032	DRP QC Update	Rezone to R-2 to match H18
6155032033	DRP QC Update	Rezone to R-2 to match H18
6155032034	DRP QC Update	Rezone to R-2 to match H18
6155032035	DRP QC Update	Rezone to R-2 to match H18
6155032036	DRP QC Update	Rezone to R-2 to match H18
6155032037	DRP QC Update	Rezone to R-2 to match H18
6155032038	DRP QC Update	Rezone to R-2 to match H18
6155033004	DRP QC Update	Rezone to R-2 to match H18
6155033009	DRP QC Update	Rezone to R-2 to match H18
6155033010	DRP QC Update	Rezone to R-2 to match H18
6155033012	DRP QC Update	Rezone to R-2 to match H18
6155033015	DRP QC Update	Rezone to R-2 to match H18
6155033019	DRP QC Update	Rezone to R-2 to match H18
6155033020	DRP QC Update	Rezone to R-2 to match H18
6155033021	DRP QC Update	Rezone to R-2 to match H18
6155033022	DRP QC Update	Rezone to R-2 to match H18
6155033023	DRP QC Update	Rezone to R-2 to match H18
618001001	DRP QC Update	Rezone to R-2 to match H18
6180010007	DRP QC Update	Rezone to R-2 to match H18
6180022002	Missing Data	Rezone this silver to R-3 to be consistent with H30 LUP. Lot is currently split-zoned (A-1 and R-3).
6180022034	DRP QC Update	This was not in our original data. The City of Compton cuts through this string of parcels, and we never had zoning or land use coded for this strip - so we are fixing this gap.
6180022035	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022036	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022037	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022038	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022039	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022040	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022041	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022042	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022043	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022044	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022045	DRP QC Update	Rezone to R-2 to be consistent with H18 LUP.
6180022052	Missing Data	This was not in our original data. The City of Compton cuts through this string of parcels, and we never had zoning or land use coded for this strip - so we are fixing this gap.
6180022053	Missing Data	This was not in our original data. The City of Compton cuts through this string of parcels, and we never had zoning or land use coded for this strip - so we are fixing this gap.
6180022054	Missing Data	This was not in our original data. The City of Compton cuts through this string of parcels, and we never had zoning or land use coded for this strip - so we are fixing this gap.
6180022055	Missing Data	This was not in our original data. The City of Compton cuts through this string of parcels, and we never had zoning or land use coded for this strip - so we are fixing this gap.



AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed
6180022056	15208 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence
6180022057	15210 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence
6180022058	15214 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence
6180022059	15216 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence
6180022060	15220 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence
6180022061	15222 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence
6180022062	15226 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence
6180022063	15228 S WILLIAMS AVE	COMPTON CA	90221-3115		R-1: Single-Family Residence
6180022064	15128 S WILLIAMS AVE	COMPTON CA	90221-3113		R-1: Single-Family Residence
6180023012	15320 S WILLIAMS AVE	COMPTON CA	90221-3741		R-1: Single-Family Residence
6180023046	15404 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180023062	15300 S WILLIAMS AVE	COMPTON CA	90221-3741		R-1: Single-Family Residence
6180023064	15308 S WILLIAMS AVE	COMPTON CA	90221-3741		R-1: Single-Family Residence
6180023066	15310 S WILLIAMS AVE	COMPTON CA	90221-3741		R-1: Single-Family Residence
6180023068	15312 S WILLIAMS AVE	COMPTON CA	90221-3741		R-1: Single-Family Residence
6180023070	15318 S WILLIAMS AVE	COMPTON CA	90221-3741		R-1: Single-Family Residence
6180023072	15410 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180023074	15412 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180023076	15416 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180023078	15418 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180023080	15422 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180023082	15424 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180023084	15430 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180023086	15434 S WILLIAMS AVE	COMPTON CA	90221-3743		R-1: Single-Family Residence
6180024018				R-1: Single-Family Residence	R-1: Single-Family Residence
6180024019				R-1: Single-Family Residence	R-1: Single-Family Residence
6180024020				R-1: Single-Family Residence	R-1: Single-Family Residence
6180024021				R-1: Single-Family Residence	R-1: Single-Family Residence
6180024022	15116 S GIBSON AVE	COMPTON CA	90221-3106		R-1: Single-Family Residence
6181026900	15614 S WASHINGTON AVE	COMPTON CA	90221-4213		M-1: Light Manufacturing
6181027018	820 S WASHINGTON AVE	COMPTON CA	90221-4217		C-3-DP: General Commercial

AIN Zoning Proposed (version 1) LUP Existing LUP Existing (version 1) LUP Proposed (version 1)

6180022056		H9 - Residential 9	
6180022057		H9 - Residential 9	
6180022058		H9 - Residential 9	
6180022059		H9 - Residential 9	
6180022060		H9 - Residential 9	
6180022061		H9 - Residential 9	
6180022062		H9 - Residential 9	
6180022063		H9 - Residential 9	
6180022064		H9 - Residential 9	
6180023012		H9 - Residential 9	
6180023046		H9 - Residential 9	
6180023062		H9 - Residential 9	
6180023064		H9 - Residential 9	
6180023066		H9 - Residential 9	
6180023068		H9 - Residential 9	
6180023070		H9 - Residential 9	
6180023072		H9 - Residential 9	
6180023074		H9 - Residential 9	
6180023076		H9 - Residential 9	
6180023078		H9 - Residential 9	
6180023080		H9 - Residential 9	
6180023082		H9 - Residential 9	
6180023084		H9 - Residential 9	
6180023086	R-1: Single-Family Residence		
6180024019	R-1: Single-Family Residence		
6180024020	R-1: Single-Family Residence		
6180024021	R-1: Single-Family Residence		
6180024022	R-1: Single-Family Residence		
6181026900	M-1-GZ: Light Manufacturing		
6181027018			CG - General Commercial





AIN Zoning Proposed (version 1) LUP Existing LUP Proposed LUP Existing (version 1) LUP Proposed (version 1)

6181027908					
6201006003	R-3-NR: Limited Density Multiple Residence	CG - General Commercial	MU - Mixed Use	CG - General Commercial	CG - General Commercial
6201006004	R-3-NR: Limited Density Multiple Residence				
6201006005	R-3-NR: Limited Density Multiple Residence				
6201006006	R-3-NR: Limited Density Multiple Residence				
6201006007	R-3-NR: Limited Density Multiple Residence				
6201006008	R-3-NR: Limited Density Multiple Residence				
6201006009	R-3-NR: Limited Density Multiple Residence				
6201006010	R-3-NR: Limited Density Multiple Residence				
6201006011	R-3-NR: Limited Density Multiple Residence				
6201006012	R-3-NR: Limited Density Multiple Residence				
6201006013	R-3-NR: Limited Density Multiple Residence				
6201006014	R-3-NR: Limited Density Multiple Residence				
6201006015	R-3-NR: Limited Density Multiple Residence				
6201006016	R-3-NR: Limited Density Multiple Residence				
6201006017	R-3-NR: Limited Density Multiple Residence				
6201006018	R-3-NR: Limited Density Multiple Residence				
6201006019	R-3-NR: Limited Density Multiple Residence				
6201006020	R-3-NR: Limited Density Multiple Residence				
6201006021	R-3-NR: Limited Density Multiple Residence				
6201006022	R-3-NR: Limited Density Multiple Residence				
6201006023	R-3-NR: Limited Density Multiple Residence				
6201006024	R-3-NR: Limited Density Multiple Residence				
6201006025	R-3-NR: Limited Density Multiple Residence				
6201006026	R-3-NR: Limited Density Multiple Residence				
6201006027	R-3-NR: Limited Density Multiple Residence				
6201006028	R-3-NR: Limited Density Multiple Residence				
6201006029	R-3-NR: Limited Density Multiple Residence				
6201006030	R-3-NR: Limited Density Multiple Residence				
6201006031	R-3-NR: Limited Density Multiple Residence				
6201006032	R-3-NR: Limited Density Multiple Residence				
6201007006	R-3-NR: Limited Density Multiple Residence				
6201007007	R-3-NR: Limited Density Multiple Residence				
6201007008	R-3-NR: Limited Density Multiple Residence				
6201007009	R-3-NR: Limited Density Multiple Residence				
6201007010	R-3-NR: Limited Density Multiple Residence				
6201007011	R-3-NR: Limited Density Multiple Residence				
6201007012	R-3-NR: Limited Density Multiple Residence				
6201007013	R-3-NR: Limited Density Multiple Residence				
6201007014	R-3-NR: Limited Density Multiple Residence				
6201007015	R-3-NR: Limited Density Multiple Residence				
6201007016	R-3-NR: Limited Density Multiple Residence				
6201007017	R-3-NR: Limited Density Multiple Residence				
6201007020	R-3-NR: Limited Density Multiple Residence				
6201007021	R-3-NR: Limited Density Multiple Residence				
6201007024	R-3-NR: Limited Density Multiple Residence				
6201007025					
		NR - Neighborhood Revitalization (12 to 30 du/ac)	MU - Mixed Use	GC - General Commercial	MU - Mixed Use

6201012017	MXD: Mixed Use Development				
6201014004	R-3-NR: Limited Density Multiple Residence				
6201014005	R-3-NR: Limited Density Multiple Residence				
6201014006	R-3-NR: Limited Density Multiple Residence				

AIN DRP QC Category DRP QC Notes

6181027908	Missing Data	This was not in our original data. The city boundary cuts through these parcels and this portion never made it into our layer, so we are adding it in. Change the land use designation to MU and the zoning to MXD since now this is the only lot that is spot-zoned and spot-designated as commercial.
6181029033	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006003	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006004	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006005	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006006	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006007	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006008	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006009	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006010	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006011	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006012	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006013	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006014	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006015	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006016	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006017	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006018	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006019	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006020	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006021	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006022	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006023	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006024	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006025	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006026	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006027	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006028	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006029	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006030	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006031	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201006032	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007006	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007007	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007008	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007009	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007010	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007011	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007012	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007013	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007014	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007015	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007016	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007017	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007020	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007021	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007024	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201007025	Coding Error	Incorrectly coded as existing GC
6201012017	DRP QC Update	6201012017 - Zoning should be R-1 for this silver to be consistent with H9 LUP so the entire lot is zoned R-1. The MXD zone seems to be an error since the adjacent lot 6201012016 is to be rezoned MXD/MU as part of the HEU rezoning program but not -017.
6201014004	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201014005	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6201014006	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.











AIN Zoning Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

6201016016 R-3-NR: Limited Density Multiple Residence  
 6201016017 R-3-NR: Limited Density Multiple Residence  
 6201016018 R-3-NR: Limited Density Multiple Residence  
 6201016020 R-3-NR: Limited Density Multiple Residence  
 6201016021 R-3-NR: Limited Density Multiple Residence  
 6201016022 R-3-NR: Limited Density Multiple Residence  
 6201016023 R-3-NR: Limited Density Multiple Residence  
 6201016024 R-3-NR: Limited Density Multiple Residence  
 6201016025 R-3-NR: Limited Density Multiple Residence  
 6201016026 R-3-NR: Limited Density Multiple Residence  
 6201016027 R-3-NR: Limited Density Multiple Residence  
 6201016028 R-3-NR: Limited Density Multiple Residence  
 6201016029 R-3-NR: Limited Density Multiple Residence  
 6201016030 R-3-NR: Limited Density Multiple Residence  
 6201016031 R-3-NR: Limited Density Multiple Residence  
 6201016032 R-3-NR: Limited Density Multiple Residence  
 6201016033 R-3-NR: Limited Density Multiple Residence  
 6201016037 R-3-NR: Limited Density Multiple Residence  
 6201017004 R-3-NR: Limited Density Multiple Residence  
 6201017005 R-3-NR: Limited Density Multiple Residence  
 6201017006 R-3-NR: Limited Density Multiple Residence  
 6201017007 R-3-NR: Limited Density Multiple Residence  
 6201017008 R-3-NR: Limited Density Multiple Residence  
 6201017009 R-3-NR: Limited Density Multiple Residence  
 6201017010 R-3-NR: Limited Density Multiple Residence  
 6201017012 R-3-NR: Limited Density Multiple Residence  
 6201017015 R-3-NR: Limited Density Multiple Residence  
 6201017016 R-3-NR: Limited Density Multiple Residence  
 6201017017 R-3-NR: Limited Density Multiple Residence  
 6201017018 R-3-NR: Limited Density Multiple Residence  
 6201017019 R-3-NR: Limited Density Multiple Residence  
 6201017020 R-3-NR: Limited Density Multiple Residence  
 6201017023 R-3-NR: Limited Density Multiple Residence

6201023003  
 6201024004 R-3-NR: Limited Density Multiple Residence  
 6201024005 R-3-NR: Limited Density Multiple Residence  
 6201024006 R-3-NR: Limited Density Multiple Residence  
 6201024007 R-3-NR: Limited Density Multiple Residence  
 6201024008 R-3-NR: Limited Density Multiple Residence  
 6201024009 R-3-NR: Limited Density Multiple Residence  
 6201024010 R-3-NR: Limited Density Multiple Residence  
 6201024011 R-3-NR: Limited Density Multiple Residence  
 6201024012 R-3-NR: Limited Density Multiple Residence  
 6201024013 R-3-NR: Limited Density Multiple Residence  
 6201024014 R-3-NR: Limited Density Multiple Residence  
 6201024015 R-3-NR: Limited Density Multiple Residence  
 6201024016 R-3-NR: Limited Density Multiple Residence  
 6201024017 R-3-NR: Limited Density Multiple Residence  
 6201024018 R-3-NR: Limited Density Multiple Residence  
 6201024019 R-3-NR: Limited Density Multiple Residence  
 6201024020 R-3-NR: Limited Density Multiple Residence  
 6201025005 R-3-NR: Limited Density Multiple Residence  
 6201025006 R-3-NR: Limited Density Multiple Residence  
 6201025007 R-3-NR: Limited Density Multiple Residence  
 6201025008 R-3-NR: Limited Density Multiple Residence

NP II - Neighborhood Preservation II (6 to 12 du/ac) MU - Mixed Use NP II - Neighborhood Preservation II (6 to 12 du/ac) H18 - Residential 18





















LUP Existing

- 6201035026 R-3-NR: Limited Density Multiple Residence
- 6201035027 R-3-NR: Limited Density Multiple Residence
- 6201035028 R-3-NR: Limited Density Multiple Residence
- 6201035029 R-3-NR: Limited Density Multiple Residence
- 6201035030 R-3-NR: Limited Density Multiple Residence
- 6201035031 R-3-NR: Limited Density Multiple Residence
- 6201035032 R-3-NR: Limited Density Multiple Residence
- 6201035033 R-3-NR: Limited Density Multiple Residence
- 6201036004 R-3-NR: Limited Density Multiple Residence
- 6201036005 R-3-NR: Limited Density Multiple Residence
- 6201036006 R-3-NR: Limited Density Multiple Residence
- 6201036007 R-3-NR: Limited Density Multiple Residence
- 6201036008 R-3-NR: Limited Density Multiple Residence
- 6201036009 R-3-NR: Limited Density Multiple Residence
- 6201036010 R-3-NR: Limited Density Multiple Residence
- 6201036011 R-3-NR: Limited Density Multiple Residence
- 6201036012 R-3-NR: Limited Density Multiple Residence
- 6201036013 R-3-NR: Limited Density Multiple Residence
- 6201036014 R-3-NR: Limited Density Multiple Residence
- 6201036015 R-3-NR: Limited Density Multiple Residence
- 6201036016 R-3-NR: Limited Density Multiple Residence
- 6201036017 R-3-NR: Limited Density Multiple Residence
- 6201036018 R-3-NR: Limited Density Multiple Residence
- 6201036019 R-3-NR: Limited Density Multiple Residence
- 6201036020 R-3-NR: Limited Density Multiple Residence
- 6201036021 R-3-NR: Limited Density Multiple Residence
- 6201036022 R-3-NR: Limited Density Multiple Residence
- 6201036023 R-3-NR: Limited Density Multiple Residence
- 6201036024 R-3-NR: Limited Density Multiple Residence
- 6201036025 R-3-NR: Limited Density Multiple Residence
- 6201036028 R-3-NR: Limited Density Multiple Residence
- 6201036029 R-3-NR: Limited Density Multiple Residence
- 6201036030 R-3-NR: Limited Density Multiple Residence
- 6201036031 R-3-NR: Limited Density Multiple Residence
- 6201036032 R-3-NR: Limited Density Multiple Residence
- 6201036036 R-3-NR: Limited Density Multiple Residence
- 6201036037 R-3-NR: Limited Density Multiple Residence
- 6201037003 R-3-NR: Limited Density Multiple Residence
- 6201037004 R-3-NR: Limited Density Multiple Residence
- 6201037005 R-3-NR: Limited Density Multiple Residence
- 6201037006 R-3-NR: Limited Density Multiple Residence
- 6201037007 R-3-NR: Limited Density Multiple Residence
- 6201037008 R-3-NR: Limited Density Multiple Residence
- 6201037009 R-3-NR: Limited Density Multiple Residence
- 6201037010 R-3-NR: Limited Density Multiple Residence
- 6201037011 R-3-NR: Limited Density Multiple Residence
- 6201037012 R-3-NR: Limited Density Multiple Residence
- 6201037013 R-3-NR: Limited Density Multiple Residence
- 6201037014 R-3-NR: Limited Density Multiple Residence
- 6201037015 R-3-NR: Limited Density Multiple Residence
- 6201037016 R-3-NR: Limited Density Multiple Residence
- 6201037017 R-3-NR: Limited Density Multiple Residence
- 6201037018 R-3-NR: Limited Density Multiple Residence
- 6201037019 R-3-NR: Limited Density Multiple Residence

6201038938





LUP Existing (version 1)      LUP Proposed (version 1)      LUP Existing (version 1)      LUP Proposed (version 1)

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
6202001004	R-3-NR: Limited Density Multiple Residence				
6202001005	R-3-NR: Limited Density Multiple Residence				
6202001006	R-3-NR: Limited Density Multiple Residence				
6202001007	R-3-NR: Limited Density Multiple Residence				
6202001008	R-3-NR: Limited Density Multiple Residence				
6202001009	R-3-NR: Limited Density Multiple Residence				
6202001010	R-3-NR: Limited Density Multiple Residence				
6202001011	R-3-NR: Limited Density Multiple Residence				
6202001012	R-3-NR: Limited Density Multiple Residence				
6202001013	R-3-NR: Limited Density Multiple Residence				
6202001014	R-3-NR: Limited Density Multiple Residence				
6202001015	R-3-NR: Limited Density Multiple Residence				
6202001016	R-3-NR: Limited Density Multiple Residence				
6202001017	R-3-NR: Limited Density Multiple Residence				
6202001018	R-3-NR: Limited Density Multiple Residence				
6202001019	R-3-NR: Limited Density Multiple Residence				
6202001020	R-3-NR: Limited Density Multiple Residence				
6202001021	R-3-NR: Limited Density Multiple Residence				
6202001022	R-3-NR: Limited Density Multiple Residence				
6202001023	R-3-NR: Limited Density Multiple Residence				
6202001024	R-3-NR: Limited Density Multiple Residence				
6202001025	R-3-NR: Limited Density Multiple Residence				
6202001026	R-3-NR: Limited Density Multiple Residence				
6202001027	R-3-NR: Limited Density Multiple Residence				
6202001028	R-3-NR: Limited Density Multiple Residence				
6202001029	R-3-NR: Limited Density Multiple Residence				
6202001030	R-3-NR: Limited Density Multiple Residence				
6202001031	R-3-NR: Limited Density Multiple Residence				
6202001032	R-3-NR: Limited Density Multiple Residence				
6202001033	R-3-NR: Limited Density Multiple Residence				
6202002004	R-3-NR: Limited Density Multiple Residence				
6202002005	R-3-NR: Limited Density Multiple Residence				
6202002008	R-3-NR: Limited Density Multiple Residence				
6202002009	R-3-NR: Limited Density Multiple Residence				
6202002010	R-3-NR: Limited Density Multiple Residence				
6202002011	R-3-NR: Limited Density Multiple Residence				
6202002012	R-3-NR: Limited Density Multiple Residence				
6202002013	R-3-NR: Limited Density Multiple Residence				
6202002014	R-3-NR: Limited Density Multiple Residence				
6202002015	R-3-NR: Limited Density Multiple Residence				
6202002016	R-3-NR: Limited Density Multiple Residence				
6202002017	R-3-NR: Limited Density Multiple Residence				
6202002018	R-3-NR: Limited Density Multiple Residence				
6202002019	R-3-NR: Limited Density Multiple Residence				
6202002020	R-3-NR: Limited Density Multiple Residence				
6202002025	R-3-NR: Limited Density Multiple Residence				
6202002027	R-3-NR: Limited Density Multiple Residence				
6202003023	C-3: General Commercial				
6202003913	C-3: General Commercial				
6202005019	MXD: Mixed Use Development				
6202011005	R-3-NR: Limited Density Multiple Residence				
6202011006	R-3-NR: Limited Density Multiple Residence				

NR - Neighborhood Revitalization (12 to 30 du/ac)      MU - Mixed Use      GC - General Commercial      MU - Mixed Use

GC - General Commercial      MU - Mixed Use      GC - General Commercial      CG - General Commercial

GC - General Commercial      P - Public and Semi-Public      GC - General Commercial      CG - General Commercial

AIN	DRP QC Category	DRP QC Notes
6202001004	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001005	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001006	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001007	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001008	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001009	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001010	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001011	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001012	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001013	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001014	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001015	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001016	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001017	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001018	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001019	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001020	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001021	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001022	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001023	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001024	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001025	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001026	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001027	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001028	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001029	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001030	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001031	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001032	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202001033	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002004	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002005	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002008	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002009	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002010	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002011	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002012	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002013	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002014	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002015	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002016	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002017	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002018	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002019	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002020	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202002025	Coding Error	Incorrectly coded as existing GC
6202002027	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD. Currently it's split-zoned and split-designated; change the entire lot to Zone MXD and MU land use designation because this is now spot zoned and spot designated as the rest of the corridor will become MU/MXD.
6202003023	DRP QC Update	Change to Zone IT since APN 6202003913 is owned by LAUSD (Walnut Park Elementary School).
6202003913	DRP QC Update	6202005019 - Zoning should be R-1 for this silver to be consistent with H9 LUP so the entire lot is zoned R-1. The MXD zone seems to be an error since the adjacent lots 6202005031 & 018 are to be rezoned MXD/MU as part of the HEU rezoning program but not 019
6202005019	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202011005	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202011006	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.





AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
6202011007	R-3-NR: Limited Density Multiple Residence				
6202011008	R-3-NR: Limited Density Multiple Residence				
6202011009	R-3-NR: Limited Density Multiple Residence				
6202011010	R-3-NR: Limited Density Multiple Residence				
6202011011	R-3-NR: Limited Density Multiple Residence				
6202011012	R-3-NR: Limited Density Multiple Residence				
6202011013	R-3-NR: Limited Density Multiple Residence				
6202011014	R-3-NR: Limited Density Multiple Residence				
6202011015	R-3-NR: Limited Density Multiple Residence				
6202011016	R-3-NR: Limited Density Multiple Residence				
6202011017	R-3-NR: Limited Density Multiple Residence				
6202011018	R-3-NR: Limited Density Multiple Residence				
6202011019	R-3-NR: Limited Density Multiple Residence				
6202011020	R-3-NR: Limited Density Multiple Residence				
6202011021	R-3-NR: Limited Density Multiple Residence				
6202011022	R-3-NR: Limited Density Multiple Residence				
6202011023	R-3-NR: Limited Density Multiple Residence				
6202011033					
6202012005	R-3-NR: Limited Density Multiple Residence				
6202012006	R-3-NR: Limited Density Multiple Residence				
6202012007	R-3-NR: Limited Density Multiple Residence				
6202012008	R-3-NR: Limited Density Multiple Residence				
6202012009	R-3-NR: Limited Density Multiple Residence				
6202012010	R-3-NR: Limited Density Multiple Residence				
6202012011	R-3-NR: Limited Density Multiple Residence				
6202012012	R-3-NR: Limited Density Multiple Residence				
6202012013	R-3-NR: Limited Density Multiple Residence				
6202012014	R-3-NR: Limited Density Multiple Residence				
6202012015	R-3-NR: Limited Density Multiple Residence				
6202012016	R-3-NR: Limited Density Multiple Residence				
6202012017	R-3-NR: Limited Density Multiple Residence				
6202012018	R-3-NR: Limited Density Multiple Residence				
6202012019	R-3-NR: Limited Density Multiple Residence				
6202012020	R-3-NR: Limited Density Multiple Residence				
6202012021	R-3-NR: Limited Density Multiple Residence				
6202012022	R-3-NR: Limited Density Multiple Residence				
6202012023	R-3-NR: Limited Density Multiple Residence				
6202012024	R-3-NR: Limited Density Multiple Residence				
6202012025	R-3-NR: Limited Density Multiple Residence				
6202012026	R-3-NR: Limited Density Multiple Residence				
6202012027	R-3-NR: Limited Density Multiple Residence				
6202012028	R-3-NR: Limited Density Multiple Residence				
6202012029	R-3-NR: Limited Density Multiple Residence				
6202012030	R-3-NR: Limited Density Multiple Residence				
6202012031	R-3-NR: Limited Density Multiple Residence				
6202012032	R-3-NR: Limited Density Multiple Residence				
6202012033	R-3-NR: Limited Density Multiple Residence				
6202012034	R-3-NR: Limited Density Multiple Residence				
6202012035	R-3-NR: Limited Density Multiple Residence				
6202012036	R-3-NR: Limited Density Multiple Residence				
6202012041	C-3-CRS: General Commercial				
6202013001	C-3-CRS: General Commercial				
6202013002	C-3-CRS: General Commercial				
6202013003	C-3-CRS: General Commercial				
6202013004	R-3-NR: Limited Density Multiple Residence				
6202013005	R-3-NR: Limited Density Multiple Residence				
		NR - Neighborhood Revitalization (12 to 30 du/ac)	MU - Mixed Use	GC - General Commercial	MU - Mixed Use





LUP Existing

Zoning Proposed (version 1)

6202013006	R-3-NR	Limited Density Multiple Residence
6202013007	R-3-NR	Limited Density Multiple Residence
6202013008	R-3-NR	Limited Density Multiple Residence
6202013009	R-3-NR	Limited Density Multiple Residence
6202013010	R-3-NR	Limited Density Multiple Residence
6202013011	R-3-NR	Limited Density Multiple Residence
6202013012	R-3-NR	Limited Density Multiple Residence
6202013013	R-3-NR	Limited Density Multiple Residence
6202013014	R-3-NR	Limited Density Multiple Residence
6202013015	R-3-NR	Limited Density Multiple Residence
6202013016	R-3-NR	Limited Density Multiple Residence
6202013017	R-3-NR	Limited Density Multiple Residence
6202013018	R-3-NR	Limited Density Multiple Residence
6202013019	R-3-NR	Limited Density Multiple Residence
6202013020	R-3-NR	Limited Density Multiple Residence
6202013022	R-3-NR	Limited Density Multiple Residence
6202013023	R-3-NR	Limited Density Multiple Residence
6202013024	R-3-NR	Limited Density Multiple Residence
6202013025	R-3-NR	Limited Density Multiple Residence
6202013026	R-3-NR	Limited Density Multiple Residence
6202013027	R-3-NR	Limited Density Multiple Residence
6202013028	R-3-NR	Limited Density Multiple Residence
6202013029	R-3-NR	Limited Density Multiple Residence
6202013030	R-3-NR	Limited Density Multiple Residence
6202013031	R-3-NR	Limited Density Multiple Residence
6202013032	R-3-NR	Limited Density Multiple Residence
6202013033	R-3-NR	Limited Density Multiple Residence
6202013034	R-3-NR	Limited Density Multiple Residence
6202013035	R-3-NR	Limited Density Multiple Residence
6202013036	R-3-NR	Limited Density Multiple Residence
6202013037	R-3-NR	Limited Density Multiple Residence
6202013038	R-3-NR	Limited Density Multiple Residence
6202013039	C-3-CRS	General Commercial
6202013040	C-3-CRS	General Commercial
6202013042	C-3-CRS	General Commercial
6202014004	R-3-NR	Limited Density Multiple Residence
6202014005	R-3-NR	Limited Density Multiple Residence
6202014006	R-3-NR	Limited Density Multiple Residence
6202014007	R-3-NR	Limited Density Multiple Residence
6202014008	R-3-NR	Limited Density Multiple Residence
6202014009	R-3-NR	Limited Density Multiple Residence
6202014010	R-3-NR	Limited Density Multiple Residence
6202014011	R-3-NR	Limited Density Multiple Residence
6202014013	R-3-NR	Limited Density Multiple Residence
6202014014	R-3-NR	Limited Density Multiple Residence
6202014015	R-3-NR	Limited Density Multiple Residence
6202014016	R-3-NR	Limited Density Multiple Residence
6202014017	R-3-NR	Limited Density Multiple Residence
6202014018	R-3-NR	Limited Density Multiple Residence
6202014019	R-3-NR	Limited Density Multiple Residence
6202014020	R-3-NR	Limited Density Multiple Residence
6202014021	R-3-NR	Limited Density Multiple Residence
6202014022	R-3-NR	Limited Density Multiple Residence
6202014023	R-3-NR	Limited Density Multiple Residence
6202014024	R-3-NR	Limited Density Multiple Residence
6202014025	R-3-NR	Limited Density Multiple Residence



**Zoning Existing (version 1)**

AIN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed
6202015001	2632 CUDAHY ST	HUNTINGTON PARK CA	90255-6823		R-2: Two-Family Residence
6202015002	2630 CUDAHY ST	WALNUT PARK CA	90255-6823		R-2: Two-Family Residence
6202015003	2626 CUDAHY ST	HUNTINGTON PARK CA	90255-6823		R-2: Two-Family Residence
6202015004	2622 CUDAHY ST	HUNTINGTON PARK CA	90255-6823		R-2: Two-Family Residence
6202015031	2656 CUDAHY ST	HUNTINGTON PARK CA	90255-6823		R-2: Two-Family Residence
6202015032	2652 CUDAHY ST	HUNTINGTON PARK CA	90255-6823		R-2: Two-Family Residence
6202015033	2648 CUDAHY ST	HUNTINGTON PARK CA	90255-6823		R-2: Two-Family Residence
6202015034	2644 CUDAHY ST	HUNTINGTON PARK CA	90255-6885		R-2: Two-Family Residence
6202015035	2640 CUDAHY ST	HUNTINGTON PARK CA	90255-6823		R-2: Two-Family Residence
6202017001	2738 CUDAHY ST	HUNTINGTON PARK CA	90255-6825		R-1: Single-Family Residence
6202017002	2734 CUDAHY ST	HUNTINGTON PARK CA	90255-6825		R-1: Single-Family Residence
6202017003	2730 CUDAHY ST	HUNTINGTON PARK CA	90255-6825		R-1: Single-Family Residence
6202017004	2726 CUDAHY ST	HUNTINGTON PARK CA	90255-6825		R-1: Single-Family Residence
6202017005	2724 CUDAHY ST	HUNTINGTON PARK CA	90255-6825		R-1: Single-Family Residence
6202017006	2720 CUDAHY ST	WALNUT PARK CA	90255-6825		R-1: Single-Family Residence
6202017008	2714 CUDAHY ST	HUNTINGTON PARK CA	90255-6825		R-1: Single-Family Residence
6202017024	2740 CUDAHY ST	HUNTINGTON PARK CA	90255-6825		R-1: Single-Family Residence
6202018001	2844 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018002	2840 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018003	2836 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018004	2832 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018005	2828 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018006	2826 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018007	2822 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018008	2820 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018009	2816 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018010	2810 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence
6202018012	2802 CUDAHY ST	HUNTINGTON PARK CA	90255-6827		R-1: Single-Family Residence

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
6202015001			H18 - Residential 18		
6202015002			H18 - Residential 18		
6202015003			H18 - Residential 18		
6202015004			H18 - Residential 18		
6202015031			H18 - Residential 18		
6202015032			H18 - Residential 18		
6202015033			H18 - Residential 18		
6202015034			H18 - Residential 18		
6202015035			H18 - Residential 18		
6202017001			H9 - Residential 9		
6202017002			H9 - Residential 9		
6202017003			H9 - Residential 9		
6202017004			H9 - Residential 9		
6202017005			H9 - Residential 9		
6202017006			H9 - Residential 9		
6202017008			H9 - Residential 9		
6202017024			H9 - Residential 9		
6202018001			H9 - Residential 9		
6202018002			H9 - Residential 9		
6202018003			H9 - Residential 9		
6202018004			H9 - Residential 9		
6202018005			H9 - Residential 9		
6202018006			H9 - Residential 9		
6202018007			H9 - Residential 9		
6202018008			H9 - Residential 9		
6202018009			H9 - Residential 9		
6202018010			H9 - Residential 9		
6202018012			H9 - Residential 9		







6202018065

H9 - Residential 9

6202018066

H9 - Residential 9

6202018067

H9 - Residential 9

- 6202020006 R-3-NR: Limited Density Multiple Residence
- 6202020007 R-3-NR: Limited Density Multiple Residence
- 6202020008 R-3-NR: Limited Density Multiple Residence
- 6202020009 R-3-NR: Limited Density Multiple Residence
- 6202020010 R-3-NR: Limited Density Multiple Residence
- 6202020011 R-3-NR: Limited Density Multiple Residence
- 6202020012 R-3-NR: Limited Density Multiple Residence
- 6202020013 R-3-NR: Limited Density Multiple Residence
- 6202020014 R-3-NR: Limited Density Multiple Residence
- 6202020015 R-3-NR: Limited Density Multiple Residence
- 6202020016 R-3-NR: Limited Density Multiple Residence
- 6202020017 R-3-NR: Limited Density Multiple Residence
- 6202020018 R-3-NR: Limited Density Multiple Residence
- 6202020019 R-3-NR: Limited Density Multiple Residence
- 6202020020 R-3-NR: Limited Density Multiple Residence
- 6202020021 R-3-NR: Limited Density Multiple Residence
- 6202020022 R-3-NR: Limited Density Multiple Residence
- 6202020023 R-3-NR: Limited Density Multiple Residence
- 6202020024 R-3-NR: Limited Density Multiple Residence
- 6202020025 R-3-NR: Limited Density Multiple Residence
- 6202020026 R-3-NR: Limited Density Multiple Residence
- 6202020027 R-3-NR: Limited Density Multiple Residence
- 6202020028 R-3-NR: Limited Density Multiple Residence
- 6202020029 R-3-NR: Limited Density Multiple Residence
- 6202020030 R-3-NR: Limited Density Multiple Residence
- 6202020031 R-3-NR: Limited Density Multiple Residence
- 6202020032 R-3-NR: Limited Density Multiple Residence
- 6202020033 R-3-NR: Limited Density Multiple Residence
- 6202020034 R-3-NR: Limited Density Multiple Residence
- 6202020035 R-3-NR: Limited Density Multiple Residence
- 6202021001 R-3-NR: Limited Density Multiple Residence
- 6202021002 R-3-NR: Limited Density Multiple Residence
- 6202021003 R-3-NR: Limited Density Multiple Residence
- 6202021004 R-3-NR: Limited Density Multiple Residence
- 6202021005 R-3-NR: Limited Density Multiple Residence
- 6202021006 R-3-NR: Limited Density Multiple Residence
- 6202021007 R-3-NR: Limited Density Multiple Residence
- 6202021008 R-3-NR: Limited Density Multiple Residence
- 6202021009 R-3-NR: Limited Density Multiple Residence
- 6202021010 R-3-NR: Limited Density Multiple Residence
- 6202021011 R-3-NR: Limited Density Multiple Residence
- 6202021012 R-3-NR: Limited Density Multiple Residence
- 6202021013 R-3-NR: Limited Density Multiple Residence
- 6202021014 R-3-NR: Limited Density Multiple Residence
- 6202021015 R-3-NR: Limited Density Multiple Residence
- 6202021016 C-3-CRS: General Commercial
- 6202021017 C-3-CRS: General Commercial
- 6202021018 C-3-CRS: General Commercial
- 6202021019 C-3-CRS: General Commercial
- 6202021020 C-3-CRS: General Commercial





AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
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6202021021	C-3-CRS: General Commercial				
6202021022	R-3-NR: Limited Density Multiple Residence				
6202021023	R-3-NR: Limited Density Multiple Residence				
6202021024	R-3-NR: Limited Density Multiple Residence				
6202021025	R-3-NR: Limited Density Multiple Residence				
6202021026	R-3-NR: Limited Density Multiple Residence				
6202021027	R-3-NR: Limited Density Multiple Residence				
6202021028	R-3-NR: Limited Density Multiple Residence				
6202021029	R-3-NR: Limited Density Multiple Residence				
6202021030	R-3-NR: Limited Density Multiple Residence				
6202021031	R-3-NR: Limited Density Multiple Residence				
6202021032	R-3-NR: Limited Density Multiple Residence				
6202021033	R-3-NR: Limited Density Multiple Residence				
6202021034	R-3-NR: Limited Density Multiple Residence				
6202021035	R-3-NR: Limited Density Multiple Residence				
6202022001	R-3-NR: Limited Density Multiple Residence				
6202022002	R-3-NR: Limited Density Multiple Residence				
6202022003	R-3-NR: Limited Density Multiple Residence				
6202022004	R-3-NR: Limited Density Multiple Residence				
6202022005	R-3-NR: Limited Density Multiple Residence				
6202022006	R-3-NR: Limited Density Multiple Residence				
6202022007	R-3-NR: Limited Density Multiple Residence				
6202022008	R-3-NR: Limited Density Multiple Residence				
6202022009	R-3-NR: Limited Density Multiple Residence				
6202022010	R-3-NR: Limited Density Multiple Residence				
6202022011	R-3-NR: Limited Density Multiple Residence				
6202022012	R-3-NR: Limited Density Multiple Residence				
6202022013	R-3-NR: Limited Density Multiple Residence				
6202022014	R-3-NR: Limited Density Multiple Residence				
6202022015	R-3-NR: Limited Density Multiple Residence				
6202022016	C-3-CRS: General Commercial				
6202022017	C-3-CRS: General Commercial				
6202022018	C-3-CRS: General Commercial				
6202022019	C-3-CRS: General Commercial				
6202022020	C-3-CRS: General Commercial				
6202022021	C-3-CRS: General Commercial				
6202022022	R-3-NR: Limited Density Multiple Residence				
6202022023	R-3-NR: Limited Density Multiple Residence				
6202022024	R-3-NR: Limited Density Multiple Residence				
6202022025	R-3-NR: Limited Density Multiple Residence				
6202022026	R-3-NR: Limited Density Multiple Residence				
6202022027	R-3-NR: Limited Density Multiple Residence				
6202022028	R-3-NR: Limited Density Multiple Residence				
6202022029	R-3-NR: Limited Density Multiple Residence				
6202022030	R-3-NR: Limited Density Multiple Residence				
6202022031	R-3-NR: Limited Density Multiple Residence				
6202022032	R-3-NR: Limited Density Multiple Residence				
6202022033	R-3-NR: Limited Density Multiple Residence				
6202022034	R-3-NR: Limited Density Multiple Residence				
6202022035	R-3-NR: Limited Density Multiple Residence				
6202023006	R-3-NR: Limited Density Multiple Residence				
6202023007	R-3-NR: Limited Density Multiple Residence				
6202023008	R-3-NR: Limited Density Multiple Residence				
6202023009	R-3-NR: Limited Density Multiple Residence				
6202023010	R-3-NR: Limited Density Multiple Residence				
6202023011	R-3-NR: Limited Density Multiple Residence				















LUP Existing (version 1) LUP Proposed (version 1) LUP Existing (version 1) LUP Proposed (version 1)

AIN	Zoning	Proposed (version 1)	Existing (version 1)	Proposed (version 1)	Existing (version 1)
6202025047	R-3-NR:	Limited Density Multiple Residence			
6202026001	R-3-NR:	Limited Density Multiple Residence			
6202026002	R-3-NR:	Limited Density Multiple Residence			
6202026003	R-3-NR:	Limited Density Multiple Residence			
6202026004	R-3-NR:	Limited Density Multiple Residence			
6202026005	R-3-NR:	Limited Density Multiple Residence			
6202026006	R-3-NR:	Limited Density Multiple Residence			
6202026007	R-3-NR:	Limited Density Multiple Residence			
6202026008	R-3-NR:	Limited Density Multiple Residence			
6202026009	R-3-NR:	Limited Density Multiple Residence			
6202026010	R-3-NR:	Limited Density Multiple Residence			
6202026011	R-3-NR:	Limited Density Multiple Residence			
6202026012	R-3-NR:	Limited Density Multiple Residence			
6202026013	R-3-NR:	Limited Density Multiple Residence			
6202026014	R-3-NR:	Limited Density Multiple Residence			
6202026015	R-3-NR:	Limited Density Multiple Residence			
6202026016	R-3-NR:	Limited Density Multiple Residence			
6202026017	R-3-NR:	Limited Density Multiple Residence			
6202026018	C-3-CRS:	General Commercial			
6202026019	C-3-CRS:	General Commercial			
6202026020	C-3-CRS:	General Commercial			
6202026021	C-3-CRS:	General Commercial			
6202026024	C-3-CRS:	General Commercial			
6202026025	R-3-NR:	Limited Density Multiple Residence			
6202026026	R-3-NR:	Limited Density Multiple Residence			
6202026027	R-3-NR:	Limited Density Multiple Residence			
6202026028	R-3-NR:	Limited Density Multiple Residence			
6202026029	R-3-NR:	Limited Density Multiple Residence			
6202026030	R-3-NR:	Limited Density Multiple Residence			
6202026031	R-3-NR:	Limited Density Multiple Residence			
6202026032	R-3-NR:	Limited Density Multiple Residence			
6202026033	R-3-NR:	Limited Density Multiple Residence			
6202026034	R-3-NR:	Limited Density Multiple Residence			
6202026035	R-3-NR:	Limited Density Multiple Residence			
6202026036	R-3-NR:	Limited Density Multiple Residence			
6202026037	R-3-NR:	Limited Density Multiple Residence			
6202026038	R-3-NR:	Limited Density Multiple Residence			
6202026039	R-3-NR:	Limited Density Multiple Residence			
6202026040	R-3-NR:	Limited Density Multiple Residence			
6202026041	C-3-CRS:	General Commercial			
6202027001	R-3-NR:	Limited Density Multiple Residence			
6202027002	R-3-NR:	Limited Density Multiple Residence			
6202027003	R-3-NR:	Limited Density Multiple Residence			
6202027004	R-3-NR:	Limited Density Multiple Residence			
6202027005	R-3-NR:	Limited Density Multiple Residence			
6202027006	R-3-NR:	Limited Density Multiple Residence			
6202027007	R-3-NR:	Limited Density Multiple Residence			
6202027008	R-3-NR:	Limited Density Multiple Residence			
6202027009	R-3-NR:	Limited Density Multiple Residence			
6202027010	R-3-NR:	Limited Density Multiple Residence			
6202027011	R-3-NR:	Limited Density Multiple Residence			
6202027012	R-3-NR:	Limited Density Multiple Residence			
6202027013	R-3-NR:	Limited Density Multiple Residence			
6202027014	R-3-NR:	Limited Density Multiple Residence			
6202027015	R-3-NR:	Limited Density Multiple Residence			
6202027016	R-3-NR:	Limited Density Multiple Residence			





AIN	Zoning Proposed (version 1)	LUP Existing (version 1)	LUP Proposed (version 1)
6202027021	C-3-CRS: General Commercial		
6202027022	C-3-CRS: General Commercial		
6202027023	R-3-NR: Limited Density Multiple Residence		
6202027024	R-3-NR: Limited Density Multiple Residence		
6202027025	R-3-NR: Limited Density Multiple Residence		
6202027026	R-3-NR: Limited Density Multiple Residence		
6202027027	R-3-NR: Limited Density Multiple Residence		
6202027028	R-3-NR: Limited Density Multiple Residence		
6202027029	R-3-NR: Limited Density Multiple Residence		
6202027030	R-3-NR: Limited Density Multiple Residence		
6202027031	R-3-NR: Limited Density Multiple Residence		
6202027032	R-3-NR: Limited Density Multiple Residence		
6202027033	R-3-NR: Limited Density Multiple Residence		
6202027034	R-3-NR: Limited Density Multiple Residence		
6202027035	R-3-NR: Limited Density Multiple Residence		
6202027036	R-3-NR: Limited Density Multiple Residence		
6202027037	R-3-NR: Limited Density Multiple Residence		
6202027038	C-3-CRS: General Commercial		
6202027039	C-3-CRS: General Commercial		
6202028009	R-3-NR: Limited Density Multiple Residence		
6202028010	R-3-NR: Limited Density Multiple Residence		
6202028011	R-3-NR: Limited Density Multiple Residence		
6202028012	R-3-NR: Limited Density Multiple Residence		
6202028013	R-3-NR: Limited Density Multiple Residence		
6202028014	R-3-NR: Limited Density Multiple Residence		
6202028015	R-3-NR: Limited Density Multiple Residence		
6202028016	R-3-NR: Limited Density Multiple Residence		
6202028017	R-3-NR: Limited Density Multiple Residence		
6202028018	R-3-NR: Limited Density Multiple Residence		
6202028019	R-3-NR: Limited Density Multiple Residence		
6202028020	R-3-NR: Limited Density Multiple Residence		
6202028021	R-3-NR: Limited Density Multiple Residence		
6202028022	R-3-NR: Limited Density Multiple Residence		
6202028023	R-3-NR: Limited Density Multiple Residence		
6202028024	R-3-NR: Limited Density Multiple Residence		
6202028025	R-3-NR: Limited Density Multiple Residence		
6202028026	R-3-NR: Limited Density Multiple Residence		
6202028027	R-3-NR: Limited Density Multiple Residence		
6202028028	R-3-NR: Limited Density Multiple Residence		
6202028029	R-3-NR: Limited Density Multiple Residence		
6202028030	R-3-NR: Limited Density Multiple Residence		
6202028031	R-3-NR: Limited Density Multiple Residence		
6202028032	R-3-NR: Limited Density Multiple Residence		
6202028033	R-3-NR: Limited Density Multiple Residence		
6202028034	R-3-NR: Limited Density Multiple Residence		
6202028035	R-3-NR: Limited Density Multiple Residence		
6202028036	R-3-NR: Limited Density Multiple Residence		
6202028037	R-3-NR: Limited Density Multiple Residence		
6202028038	R-3-NR: Limited Density Multiple Residence		
6202028039	R-3-NR: Limited Density Multiple Residence		
6202028040	R-3-NR: Limited Density Multiple Residence		
6202028041	R-3-NR: Limited Density Multiple Residence		
6202028042	R-3-NR: Limited Density Multiple Residence		
6202028043	R-3-NR: Limited Density Multiple Residence		
6202028044	R-3-NR: Limited Density Multiple Residence		
6202028045	R-3-NR: Limited Density Multiple Residence		



























AJN	Site Address - Street	Site Address - City	Site Address - ZIP	Zoning Existing	Zoning Proposed	Zoning Existing (version 1)
6202035031	8411 SANTA FE AVE	HUNTINGTON PARK CA	90255-6713	R-3-NR: Limited Density Multiple Residence	R-3: Limited Density Multiple Residence	R-3-NR: Limited Density Multiple Residence
6202035032	8407 SANTA FE AVE	HUNTINGTON PARK CA	90255-6713	R-3-NR: Limited Density Multiple Residence	R-3: Limited Density Multiple Residence	R-3-NR: Limited Density Multiple Residence
6202035033	8401 SANTA FE AVE	HUNTINGTON PARK CA	90255-6721	R-3-NR: Limited Density Multiple Residence	R-3: Limited Density Multiple Residence	R-3-NR: Limited Density Multiple Residence
6202035034	8339 SANTA FE AVE	HUNTINGTON PARK CA	90255-6723	R-3-NR: Limited Density Multiple Residence	R-3: Limited Density Multiple Residence	R-3-NR: Limited Density Multiple Residence
6202035035	8335 SANTA FE AVE	HUNTINGTON PARK CA	90255-6711	C-3-CRS: General Commercial	C-3: General Commercial	C-3-CRS: General Commercial
6202035036	8331 SANTA FE AVE	HUNTINGTON PARK CA	90255-6711	C-3-CRS: General Commercial	C-3: General Commercial	C-3-CRS: General Commercial
6202035037	8325 SANTA FE AVE	HUNTINGTON PARK CA	90255-6711	C-3-CRS: General Commercial	C-3: General Commercial	C-3-CRS: General Commercial
6202036009				SP: Specific Plan	SP: Specific Plan	M-2: Heavy Manufacturing
6202036908						P - Public and Semi-Public
6202036909						P - Public and Semi-Public
6202036910						P - Public and Semi-Public
6202036911						P - Public and Semi-Public
6338029900						R-4: Unlimited Residence
6339005022	5829 ALLSTON ST	LOS ANGELES CA	90022-4305	R-4: Unlimited Residence	C-3: General Commercial	R-4: Unlimited Residence
6339006901						C-3: General Commercial
6340003016	915 GOODRICH BLVD	LOS ANGELES CA	90022-4109	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340003030	923 GOODRICH BLVD	LOS ANGELES CA	90022-4116	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340004008	939 GOODRICH BLVD	LOS ANGELES CA	90022-4116	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340004009						M-1: Light Manufacturing
6340004010	949 GOODRICH BLVD	LOS ANGELES CA	90022-4116	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340005007	965 GOODRICH BLVD	LOS ANGELES CA	90022-4115	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340005008	971 GOODRICH BLVD	LOS ANGELES CA	90022-4115	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340005009	5375 VERONA ST	LOS ANGELES CA	90022-4030	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340007008	1011 GOODRICH BLVD	LOS ANGELES CA	90022-5102	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340007013	1001 GOODRICH BLVD	LOS ANGELES CA	90022-5102	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340008010	1123 GOODRICH BLVD	LOS ANGELES CA	90022-5104	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340008022	1117 GOODRICH BLVD	LOS ANGELES CA	90022-5150	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340008023	1101 GOODRICH BLVD	LOS ANGELES CA	90022-5104	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340012020	1217 GOODRICH BLVD	LOS ANGELES CA	90022-5124	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340013005	1239 GOODRICH BLVD	LOS ANGELES CA	90022-5124	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340013020	1233 GOODRICH BLVD	LOS ANGELES CA	90022-5124	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340013021	1241 GOODRICH BLVD	LOS ANGELES CA	90022-5124	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340014018	1261 GOODRICH BLVD	LOS ANGELES CA	90022-5123	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340014019						M-1: Light Manufacturing
6340014020	1257 GOODRICH BLVD	LOS ANGELES CA	90022-5123	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6340019005						M-1: Light Manufacturing
6340019013	1307 GOODRICH BLVD	LOS ANGELES CA	90022-5108	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6343003069	746 BRADY AVE	LOS ANGELES CA	90022-3604	M-1: Light Manufacturing	M-0.5-GZ: Artisan Production and Custom Manufacturing	M-1: Light Manufacturing
6351007033	6615 E OLYMPIC BLVD	LOS ANGELES CA	90022-4733	R-3: Limited Density Multiple Residence	C-3: General Commercial	R-3: Limited Density Multiple Residence
6351009001	6608 E OLYMPIC BLVD	LOS ANGELES CA	90022-4734	R-3: Limited Density Multiple Residence	C-3: General Commercial	R-3: Limited Density Multiple Residence
6351010900						R-1: Single-Family Residence
6351017019	6554 E OLYMPIC BLVD	LOS ANGELES CA	90022-5451	R-3: Limited Density Multiple Residence	C-3: General Commercial	R-3: Limited Density Multiple Residence
6351018018	6557 E OLYMPIC BLVD	LOS ANGELES CA	90022-5450	R-3: Limited Density Multiple Residence	C-3: General Commercial	R-3: Limited Density Multiple Residence
7302025026	3816 E IVA ST	COMPTON CA	90221-5131	A-1: Light Agricultural	R-1: Single-Family Residence	A-1: Light Agricultural
7302025027	3812 E IVA ST	COMPTON CA	90221-5131	A-1: Light Agricultural	R-1: Single-Family Residence	A-1: Light Agricultural
7302025028	3806 E IVA ST	COMPTON CA	90221-5131	A-1: Light Agricultural	R-1: Single-Family Residence	A-1: Light Agricultural
7302025029	3720 E IVA ST	COMPTON CA	90221-5129	A-1: Light Agricultural	R-1: Single-Family Residence	A-1: Light Agricultural

AIN	Zoning Proposed (version 1)	LUP Existing	LUP Proposed	LUP Existing (version 1)	LUP Proposed (version 1)
6202035031	R-3-NR: Limited Density Multiple Residence				
6202035032	R-3-NR: Limited Density Multiple Residence				
6202035033	R-3-NR: Limited Density Multiple Residence				
6202035034	R-3-NR: Limited Density Multiple Residence				
6202035035	C-3-CRS: General Commercial				
6202035036	C-3-CRS: General Commercial				
6202035037	C-3-CRS: General Commercial				
6202036009	M-2-GZ: Heavy Manufacturing	IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial	IH - Heavy Industrial
6202036908	P - Public and Semi-Public	P - Public and Semi-Public	IL - Light Industrial		
6202036909	P - Public and Semi-Public	P - Public and Semi-Public	IL - Light Industrial		
6202036910	P - Public and Semi-Public	P - Public and Semi-Public	IL - Light Industrial		
6202036911	P - Public and Semi-Public	P - Public and Semi-Public	IL - Light Industrial		
6338029900	R-4: Unlimited Residence				
6339005022	C-3: General Commercial				
6339006901	R-4: Unlimited Residence				
6340003016	M-0.5-GZ: Restricted Light Manufacturing				
6340003030	M-0.5-GZ: Restricted Light Manufacturing				
6340004008	M-0.5-GZ: Restricted Light Manufacturing				
6340004009	M-0.5-GZ: Restricted Light Manufacturing				
6340004010	M-0.5-GZ: Restricted Light Manufacturing				
6340005007	M-0.5-GZ: Restricted Light Manufacturing				
6340005008	M-0.5-GZ: Restricted Light Manufacturing				
6340005009	M-0.5-GZ: Restricted Light Manufacturing				
6340007008	M-0.5-GZ: Restricted Light Manufacturing				
6340007013	M-0.5-GZ: Restricted Light Manufacturing				
6340008010	M-0.5-GZ: Restricted Light Manufacturing				
6340008022	M-0.5-GZ: Restricted Light Manufacturing				
6340008023	M-0.5-GZ: Restricted Light Manufacturing				
6340012020	M-0.5-GZ: Restricted Light Manufacturing				
6340013005	M-0.5-GZ: Restricted Light Manufacturing				
6340013020	M-0.5-GZ: Restricted Light Manufacturing				
6340013021	M-0.5-GZ: Restricted Light Manufacturing				
6340014018	M-0.5-GZ: Restricted Light Manufacturing				
6340014019	M-0.5-GZ: Restricted Light Manufacturing				
6340014020	M-0.5-GZ: Restricted Light Manufacturing				
6340019005	M-0.5-GZ: Restricted Light Manufacturing				
6340019013	M-0.5-GZ: Restricted Light Manufacturing				
6343003069					
6351004900					
6351007033	R-3: Limited Density Multiple Residence		MU - Mixed Use H18 - Residential 18		MU - Mixed Use H30 - Residential 30
6351009001	R-3: Limited Density Multiple Residence				
6351010900	R-1: Single-Family Residence				
6351017019					
6351018018	R-3: Limited Density Multiple Residence				
7302025026	A-1: Light Agricultural				
7302025027	A-1: Light Agricultural				
7302025028	A-1: Light Agricultural				
7302025029	A-1: Light Agricultural				
		LMD - Low/Medium Density Residential (17 du/ac) MD - Medium Density Residential (30 du/ac)	MU - Mixed Use H18 - Residential 18	CC - Community Commercial MD - Medium Density Residential (30 du/ac)	
		CC - Community Commercial	H30 - Residential 30	CC - Community Commercial	CG - General Commercial

AIN	DRP QC Category	DRP QC Notes
6202035031	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202035032	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202035033	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202035034	DRP QC Update	Rename all R-3-NR to R-3 since the zoning name R-3-NR has been removed from CSD.
6202035035	DRP QC Update	Rezone all C-3-CRS parcels to just C-3
6202035036	DRP QC Update	Rezone all C-3-CRS parcels to just C-3
6202035037	DRP QC Update	Rezone all C-3-CRS parcels to just C-3
6202036009	DRP QC Update	Spot zoned / designated. Propose IX for Specific Plan zoning and IL for LUP. rest of the Alameda Corridor is coded Light Industrial.
6202036908	DRP QC Update	Change to LUP Light Industrial, and Specific Plan to M-0.5 (just outside of Green Zones Sensitive Use). The rest of the Alameda Corridor is coded Light Industrial.
6202036909	DRP QC Update	Change to LUP Light Industrial, and Specific Plan to M-0.5 (just outside of Green Zones Sensitive Use). The rest of the Alameda Corridor is coded Light Industrial.
6202036910	DRP QC Update	Change to LUP Light Industrial, and Specific Plan to M-0.5 (just outside of Green Zones Sensitive Use). The rest of the Alameda Corridor is coded Light Industrial.
6202036911	DRP QC Update	Change to LUP Light Industrial, and Specific Plan to M-0.5 (just outside of Green Zones Sensitive Use). The rest of the Alameda Corridor is coded Light Industrial.
6338029900	DRP QC Update	Change to C-3 to be consistent with CG through this is the median strip (County-owned).
6339005022	DRP QC Update	Rezone to R-3 to be consistent with H30.
6339006901	DRP QC Update	Change to C-3 to be consistent with CG through this is the median strip (County-owned).
6340003016	Zoning Category Name Change Only	Change to C-3 to be consistent with CG through this is the median strip (County-owned).
6340003030	Zoning Category Name Change Only	
6340004008	Zoning Category Name Change Only	
6340004009	Zoning Category Name Change Only	
6340004010	Zoning Category Name Change Only	
6340005007	Zoning Category Name Change Only	
6340005008	Zoning Category Name Change Only	
6340005009	Zoning Category Name Change Only	
6340007008	Zoning Category Name Change Only	
6340007013	Zoning Category Name Change Only	
6340008010	Zoning Category Name Change Only	
6340008022	Zoning Category Name Change Only	
6340008023	Zoning Category Name Change Only	
6340012020	Zoning Category Name Change Only	
6340013005	Zoning Category Name Change Only	
6340013020	Zoning Category Name Change Only	
6340013021	Zoning Category Name Change Only	
6340014018	Zoning Category Name Change Only	
6340014019	Zoning Category Name Change Only	
6340014020	Zoning Category Name Change Only	
6340019005	Zoning Category Name Change Only	
6340019013	Zoning Category Name Change Only	
6343003069	Coding Error	
6351004900	DRP QC Update	Incorrectly coded as existing MU
6351007033	DRP QC Update	Rezone to R-3 to be consistent with H30 LUP
6351009001	DRP QC Update	Rezone to C-3 to be consistent with CG LUP.
6351010900	DRP QC Update	Rezone to C-3 to be consistent with CG LUP. Rezone to R-3 so the entire commercial building/store is on C-3 lot with CG LUP.
6351017019	DRP QC Update	Change LUP to H30 to correct split-designation. Lot is currently zoned R-3 with two units but half of the lot is designated commercial.
6351018018	DRP QC Update	Rezone to C-3 to be consistent with CG LUP.
7302025026	DRP QC Update	Should be R-1/H9. There should be no more A-1 along Iva St.
7302025027	DRP QC Update	Should be R-1/H9. There should be no more A-1 along Iva St.
7302025028	DRP QC Update	Should be R-1/H9. There should be no more A-1 along Iva St.
7302025029	DRP QC Update	Proposed should be R-1/H9.

**Adler, Noah**

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**From:** LA County Planning <webadmin@planning.lacounty.gov>  
**Sent:** Thursday, March 23, 2023 4:30 PM  
**To:** Adler, Noah  
**Subject:** Metro Area Plan

[EXTERNAL] Please do not reply, click links, or open attachments unless you recognize the source of this message and know the content is safe.

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**LA COUNTY  
PLANNING**

**METRO AREA PLAN**

**PROJECT UPDATE**

The MAP team would like to thank everyone who submitted comments during the public review process for the area plan, ordinance, and Draft EIR. We are busy reviewing those comments and considering how best to refine the project accordingly. In addition, in early February, the team mailed out approximately 2,200 letters to property owners whose lands were being considered for rezoning to new industrial zones, higher-density residential or mixed-use zoning that allows ground-floor commercial with residential uses above. The team has also been engaging with those stakeholders in the planning process.

Based on the feedback received, the Metro Area Plan will not be moving forward with the proposed industrial rezoning, and the hearing will be delayed to mid-summer. Industrial rezoning will be considered as part of a proposed implementation program, which will provide an opportunity for more localized study and comprehensive outreach. At least 30 days prior to the Regional Planning Commission (RPC) hearing, an updated Public Hearing draft of the area plan and ordinance will be made available for public review. These will be posted on the project website and at local libraries of the MAP communities. The public will be able to comment on the updated draft in writing or at the RPC public hearing, which will be held in-person and virtually.

Thank you for continuing to engage with us on this project. Please stay tuned.

## **SCHEDULE TIME TO TALK ABOUT THE METRO AREA PLAN**

If you would like to speak to a team member about questions you may have about the project or released documents, please use the link below to schedule a time to meet.

**SCHEDULE MEETING**

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## **ACTUALIZACIÓN DEL PROYECTO**

El equipo de MAP desea agradecer a todos los que enviaron comentarios durante el proceso de revisión pública para el plan de área, la ordenanza y el borrador de EIR. Estamos ocupados revisando esos comentarios y considerando la mejor manera de refinar el proyecto en consecuencia. Además, a principios de febrero, el equipo envió aproximadamente 2,200 cartas a propietarios cuyas tierras estaban siendo consideradas para la rezonificación a nuevas zonas industriales, residenciales de mayor densidad o zonificación de uso mixto que permite comerciales en la planta baja con usos residenciales arriba. El equipo también ha estado colaborando con esas partes interesadas en el proceso de planificación.

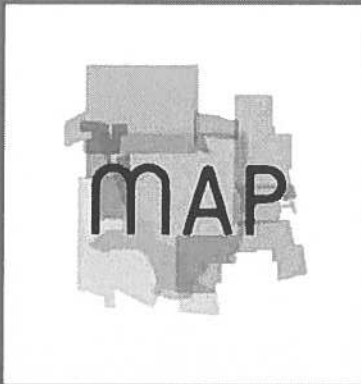
Según los comentarios recibidos, el Plan del Área Metropolitana no avanzará con la rezonificación industrial propuesta, y la audiencia se retrasará hasta mediados del verano. La rezonificación industrial se considerará como parte de un programa de implementación propuesto, que brindará una oportunidad para un estudio más localizado y un alcance integral. Al menos 30 días antes de la audiencia de la Comisión de Planificación Regional (RPC), un borrador actualizado de la Audiencia Pública del plan del área y la ordenanza estará disponible para su revisión pública. Estos se publicarán en el sitio web del proyecto y en las bibliotecas locales de las comunidades MAP. El público podrá comentar sobre el borrador actualizado por escrito o en la audiencia pública de RPC, que se llevará a cabo en persona y virtualmente.

Gracias por continuar colaborando con nosotros en este proyecto. Por favor, estén atentos.

## Progame un tiempo para hablar sobre el Plan del Área Metro

Si desea hablar con un miembro del equipo sobre las preguntas que pueda tener sobre el proyecto, use el enlace a continuación para programar una reunión.

[PROGRAMAR REUNIÓN](#)



[MAP Project Website](#)

Contact:

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LA COUNTY

**PLANNING**

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# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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JOSEPH HORVATH  
Administrative Deputy,  
Administration

January 30, 2024

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

Dear Supervisors:

**PUBLIC HEARING ON THE METRO AREA PLAN PROJECT  
PROJECT NO. PRJ2021-004165  
GENERAL PLAN AMENDMENT NO. RPPL2021011925  
ZONE CHANGE NO. RPPL2021011985  
ADVANCE PLANNING PROJECT NO. RPPL2021011918  
ADVANCE PLANNING PROJECT NO. RPPL2022010129  
ADVANCE PLANNING PROJECT NO. RPPL2022010131  
ADVANCE PLANNING PROJECT NO. RPPL2022010133  
ADVANCE PLANNING PROJECT NO. RPPL2022010143  
ENVIRONMENTAL ASSESSMENT NO. RPPL2021011920  
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

## SUBJECT

The recommended actions are to certify the Final Programmatic Environmental Impact Report (PEIR) and approve the Metro Area Plan (MAP) and the associated amendments to: (1) the General Plan; (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the zoning map; (3) the Florence-Firestone Transit Oriented District (TOD) Specific Plan; (4) the East Los Angeles Third Street Specific Plan Form-Based Code; (5) the Willowbrook TOD Specific Plan; and (6) Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont, collectively known as the Project. The MAP is a component of the General Plan that guides development in the seven unincorporated communities within the Metro Planning Area (Planning Area) – East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook – over the next 15 years. The associated amendments to the General Plan, Title 22 and Specific Plans implement the goals and policies in the MAP and maintain consistency between the General Plan, the MAP, and the MAP's implementing documents. The Project also rescinds the East Los Angeles Community Plan, Walnut Park Neighborhood Plan, West Athens-Westmont Community Plan, and Florence-Firestone Community Plan. A project summary is included as





Attachment 1. The proposed text amendments to the General Plan are included as Attachment 2. The proposed MAP, including the appendices, is included as Attachment 3. The proposed Zone Change Maps, including the proposed amendments to the Florence-Firestone TOD Specific Plan zoning map, are included as Attachments 4 and 5. The proposed Title 22 amendments are included as Attachment 6. The proposed amendments to the Willowbrook and Connect Southwest LA TOD Specific Plans are included as Attachments 7 and 8. Furthermore, the PEIR is included as Attachment 9.

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

1. Certify that the Final PEIR (Environmental Assessment No. RPPL2021011920) for the Project has been completed in compliance with the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Final PEIR prior to approving the Project, adopt the mitigation monitoring program, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the Project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;
2. Indicate its intent to approve the Project (General Plan Amendment No. RPPL2021011925, Zone Change No. RPPL2021011985, Advance Planning Project No. RPPL2021011918, Advance Planning Project No. RPPL2022010129, Advance Planning Project No. RPPL2022010131, Advance Planning Project No. RPPL2022010133, and Advance Planning Project No. RPPL2022010143), and rescind the East Los Angeles Community Plan, Walnut Park Neighborhood Plan, West Athens-Westmont Community Plan, and Florence-Firestone Community Plan, as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the necessary final documents for the Project and bring them back to the Board for their consideration.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will certify the Final PEIR and establish a policy framework for the Planning Area that (1) celebrates unique community cultures and identities; (2) supports small businesses and entrepreneurs; (3) promotes housing opportunities; (4) encourages active transportation, safety, and mobility; (5) promotes environmental justice; and (6) streamlines and standardizes zoning regulations. Specifically, approval of the recommended actions will support the implementation of the Green Zones Ordinance (GZO), which took effect on July 14, 2022. Furthermore, approval of the recommended actions will

assist the County in meeting a portion of its Regional Housing Needs Allocation (RHNA) in the Planning Area, and ensure the County is in compliance with the State Housing Element Law, Government Code sections 65580 – 65589.11.

On September 13, 2023, the RPC held a public hearing and voted unanimously to recommend approval of the Project. A summary of RPC proceedings is included as Attachment 10. The RPC's resolution is included as Attachment 11.

### **Key Components**

The Project includes the following key components:

#### **Metro Area Plan (MAP)**

As a policy document and a component of the General Plan, the MAP directs future development and land use decisions for communities within the Planning Area. In recognition of the history of the Planning Area, the MAP strategically considers changes in the areas of land use, historic preservation, environmental justice, infrastructure, open space, and economic development. The MAP is organized into five chapters. *Chapter 1 Introduction* provides a summary of the document, including why it is needed and how it was developed. *Chapter 2 Historic Roots to Realtime* is a summary of the information gathered as a part of the historic context statement and provides historical perspective on the built environment for these communities; and context for the goals, policies, and programs being proposed. *Chapter 3 Area-Wide Goals and Policies* outlines the shared goals and policies across the seven communities and addresses land use, health/wellness/environmental justice, mobility, economic development, safety/climate resiliency, and historic preservation. *Chapter 4 Community-Specific Goals and Policies* highlights goals and policies unique to each community in the Planning Area. *Chapter 5 Implementation* contains a list of new and existing programs that will help implement goals and policies described in Chapters 3 and 4.

The MAP also includes the Land Use Policy Map (Appendix D of the MAP), on which a total of 844 lots is proposed to be redesignated to accommodate 17,747 units of the County's RHNA. With the exception of five lots proposed to be redesignated from H18 (Residential 18; 0-18 du/ac) to H30 (Residential 30; 20-30 du/ac), the remainder of these lots are located along major commercial corridors and proposed to be redesignated to Mixed Use (MU). The proposed MU land use designation allows for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multifamily residences. The MU land use designation allows a residential density of 50 to 150 dwelling units per net acre and a maximum FAR of 3.0 for non-residential and mixed-use development. Furthermore, to maintain consistency with the General Plan Land Use Legend, each lot in East Los Angeles, Walnut Park, and West Athens-Westmont is assigned a General Plan land use designation that is equivalent to the existing land use designation from the communities' existing local plans, which are to be rescinded as part of the Project. For lots

within the East Los Angeles Third Street Specific Plan, the existing Transect Zones were also taken into consideration when selecting an equivalent General Plan land use designation.

## **Zoning Map**

Zone changes are proposed to ensure consistency with the Land Use Policy Map and implement the MAP. Zone changes are proposed on the 844 lots that are proposed to be redesignated on the Land Use Policy Map. Zone MXD (Mixed Use Development) is proposed on lots that are redesignated to MU (Mixed Use), and Zone R-3 (Limited Density Multiple Residence) is proposed on lots that are redesignated to H30 (Residential 30; 20-30 du/ac). In addition, as part of the Housing Element Rezoning Program, four lots are also proposed to be rezoned from R-1 (Single-Family Residence) to R-2 (Two-Family Residence) to be consistent with the existing H18 (Residential 18; 0-18 du/ac) land use designation. Also, the "-GZ" Combining Zone is added onto industrial lots that are within 500 feet from sensitive uses such as residences, schools, and parks. The mapping of the Combining Zone makes it easier to identify industrial lots that are subject to existing Green Zones regulations. Other technical changes are also proposed on the zoning map to better reflect the existing, on-the-ground uses, correct mapping errors, and eliminate unnecessary split-zoning.

## **Title 22 (Planning and Zoning)**

The proposed amendments to Title 22 implement the goals and policies of the MAP as follows:

Support Small Businesses and Entrepreneurs: The proposed Title 22 amendments support small businesses and encourage local entrepreneurship by permitting (1) the establishment of Accessory Commercial Units (ACUs) on residential corner lots in the Planning Area; (2) the continued operation of certain existing nonconforming neighborhood-serving small businesses in the residential zones by right in the Planning Area; and (3) the establishment of shared kitchen complexes in certain commercial and industrial zones countywide.

Promote Housing Opportunities: The proposed Title 22 amendments promote housing opportunities, including affordable housing and mixed-income development by requiring housing development on certain parcels identified in the Housing Element to provide a 20 percent affordable housing set-aside for lower-income households, pursuant to California Government Code sections 65583.2(c) and (h).

Encourage Safety and Mobility: The proposed Title 22 amendments encourage safety and mobility by requiring a conditional use permit (CUP) for K-12 schools in certain zones in the Planning Area to address community members' concerns over traffic safety around schools. As part of the CUP review, Public Works (PW) determines whether a traffic impact analysis and any infrastructure improvements are needed. Student loading and unloading is also restricted to designated areas to the satisfaction of PW.

**Streamline and Standardize Existing Zoning Regulations:** The Planning Area has several zoning regulatory layers, including four TOD Specific Plans, six Community Standards Districts (CSDs) and five Setback Districts. The multiple regulations can cause confusion and uncertainty. The proposed Title 22 amendments streamline the smaller-scale regulatory layers by establishing the Metro Planning Area Standards District (PASD), under which similar development standards in existing CSDs are combined or consolidated into a single set of Metro Planning Area-wide regulations. Since some existing CSD development standards will be applicable to all unincorporated communities in the Planning Area instead of individual communities, the Willowbrook and East Rancho Dominguez CSDs are to be rescinded, and the boundaries of the East Los Angeles, Walnut Park, and West Athens-Westmont CSDs are modified. The existing Setback Districts are also rescinded, and the special setback requirements are incorporated as CSD development standards into the PASD regulatory framework so that applicable development standards are centralized in a single chapter in Title 22. Furthermore, certain zones in the four existing TOD Specific Plans are amended to maintain consistency in how uses such as ACUs, shared kitchen complexes, and K-12 schools are regulated across all communities in the Planning Area. Regulations in the Connect Southwest LA and Willowbrook TOD Specific Plans are also reorganized and reformatted in Title 22 for ease of use.

### **Additional Amendments to Specific Plans**

All non-regulatory information in the Willowbrook and Connect Southwest LA TOD Specific Plans, including background studies, outreach efforts, design guidelines, infrastructure recommendations, and implementation programs remain in the Specific Plans to inform discretionary reviews and plan implementation. Non-substantive revisions within the reference document include reorganization within some sections for continuity and adding content and cross references for clarity, as sections inform or relate to the associated regulations in Title 22. Additionally, there are “plain language” edits, as well as edits to correct typographical and formatting errors.

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

The Project supports the County's *Strategic Plan Goal I: Make Investments That Transform Lives; Objective I.1.5: Increase Affordable Housing Throughout L.A. County* by allowing higher density housing development in certain areas where appropriate and increasing housing options.

In addition, the Project supports the County's *Strategic Plan Goal II: Foster Vibrant and Resilient Communities; Objective II.1.2: Support Small Businesses and Social Enterprises* by creating new retail opportunities through permitting accessory commercial units, legalizing certain nonconforming businesses, and allowing shared kitchen complexes to support new food enterprises. The Project also supports *Strategy II.2.2: Expand Access to Recreational and Cultural Opportunities* by establishing a goal to identify and study the feasibility of future

freeway cap parks. As the Project supports the implementation of the GZO and commits the County to further explore the feasibility of various strategies that will facilitate industrial land uses and operations that are compatible with neighboring sensitive land uses, it also supports *Strategy II.2.3: Prioritize Environmental Health Oversight and Monitoring*. The Project also supports *Objective II.2.4: Promote Healthy and Active Lifestyles* through policies and zoning that encourage mixed use developments and active transportation such as walking, biking, and other mobility modes to access local services. Moreover, the Project supports *Strategy II.3.5: Support a Clean, Flexible, and Integrated Multi-Modal Transportation System that Improves Mobility* through its mobility and TOD-related goals, policies, and implementation programs.

### **FISCAL IMPACT/FINANCING**

Approval of the Project will not result in any significant new direct costs to the Department of Regional Planning (DRP) or other County departments and agencies.

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

The Project supports Goals LU 1, LU 2, LU 3, LU 4, LU 5, LU 7, LU 9, LU 10, M 1, M 2, M 4, M 5, AQ 1, AQ 2, AQ 3, P/R 1, ED 1, ED 2, HE 1, and HE 3 of the General Plan in that it will improve housing choice and affordability for residents of various incomes, promote infill development, support a mix of land uses that promote bicycling and walking, and encourage compatible land uses that also foster economic development while addressing environmental justice.

In addition to the public hearing conducted by the RPC on September 13, 2023, a public hearing before the Board is required pursuant to County Code section 22.232.040.B.1. Required notice (Attachment 12) has been given pursuant to the procedures and requirements set forth in County Code section 22.222.180. Additionally, courtesy public hearing notices were mailed to 1,516 property owners and emailed to a contact list of 1,417 stakeholders. The mailing list is included as Attachment 13.

A variety of strategies was used to meet the outreach goals of cultivating active participation. A summary of the two-year outreach process for the Project is included as Attachment 14.

### **ENVIRONMENTAL DOCUMENTATION**

The Final PEIR has been prepared in compliance with CEQA and County environmental guidelines to identify and mitigate any environmental impacts from the Project.

The Notice of Preparation was available for public review from February 14, 2022 to March 17, 2022. DRP held a scoping meeting on March 2, 2022 to provide project information and receive public comments. To protect public health and safety during the COVID-19 pandemic, the scoping meeting was held via the Zoom virtual platform and Facebook Live teleconference.

Based on comments received from the first draft PEIR circulated between November 17, 2022 to January 31, 2023, the Project was revised, most notably to remove the proposal to establish two new industrial zones on certain industrial parcels in the Planning Area. A recirculated draft PEIR was released for a 45-day public review period from June 12, 2023 to July 28, 2023. The recirculated PEIR concludes that the Project would result in less than significant impacts to the following areas: Aesthetics, Agriculture/Forestry Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use and Planning, Mineral Resources, Transportation, and Wildfire. Impacts to Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service Systems were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations.

The Final PEIR addresses the comments received during the June 12, 2023 to July 28, 2023 comment period. None of the revisions made to the recirculated draft PEIR resulted in new significant impacts; none of the revisions resulted in a substantial increase in the severity of an environmental impact identified in the recirculated draft PEIR; and none of the revisions brought forth a feasible project alternative or mitigation measure that is considerably different from those set forth in the recirculated draft PEIR.

The Project has economic, social, legal, and other considerable benefits that outweigh the significant and unavoidable environmental effects as described. The Project creates opportunities for housing development, encourages reduction of vehicle miles traveled by placing services near residential uses and promoting other forms of mobility aside from single occupancy vehicles, prioritizes preservation of historic resources, and promotes land use compatibility between industrial and sensitive land uses.

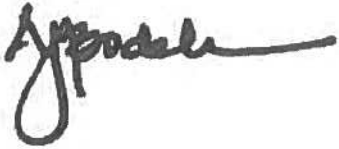
A mitigation monitoring and reporting program is included in the Final PEIR and is adequately designed to ensure compliance with the mitigation measures during Project implementation.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the Project will not significantly impact County services.

Should you have any questions, please contact Patricia Hachiya of the General Plan/Transit-Oriented Communities Section at [phachiya@planning.lacounty.gov](mailto:phachiya@planning.lacounty.gov) or Tina Fung of the Housing Policy Section at [tfung@planning.lacounty.gov](mailto:tfung@planning.lacounty.gov).

Respectfully submitted,



AMY J. BODEK, AICP  
Director of Regional Planning

AJB:CC:TF:PH:ar

Attachments:

1. Project Summary
2. Proposed Amendments to General Plan 2035
3. Proposed Metro Area Plan
4. Proposed Zone Change Maps
5. Proposed Florence-Firestone TOD Specific Plan Zoning Amendment Map
6. Proposed Title 22 Amendments
7. Proposed Willowbrook TOD Specific Plan
8. Proposed Connect Southwest LA TOD Specific Plan
9. Final PEIR and Attachments
10. Regional Planning Commission Hearing Proceedings
11. Regional Planning Commission Resolution
12. Hearing Notice
13. Notification List: Mailing
14. Engagement Plan and Outreach Summary

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Fire Department  
Los Angeles County Development Authority  
Public Works

# ATTACHMENT 14





Los Angeles County  
Department of Regional Planning  
Director of Planning James E. Hartl, AICP



August 29, 2002

TO: Esther L. Valadez, Chair  
Harold V. Helsley, Commissioner  
Leslie G. Bellamy, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM:  Frank Meneses  
Section Head, Zoning Permits

SUBJECT: **PLAN AMENDMENT/SPECIFIC PLAN/ZONE CHANGE  
CASE NO. 02-109-(4)  
ROWLAND HEIGHTS, CA**

**September 4, 2002 Regional Planning Commission Meeting  
Agenda Item No. 8 - Discussion and Possible Action**

Plan Amendment/Specific Plan/Zone Change Case No. 02-109-(4) is a request for a Plan Amendment to the Rowland Heights Community General Plan, a Specific Plan for a Master Planned Community, and a Zone Change to implement the specific plan.

The Rowland Heights Community General Plan states that amendments to the Rowland Heights Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors (see attachment). This is the County of Los Angeles' only community plan that contains this language. The applicant in this case, Aera Energy LLC, is requesting that the Planning Commission initiate a Plan Amendment to the Rowland Heights Community General Plan.

The Plan also states that any such amendment will be reviewed by the Planning Advisory Committee and at least one advertised community-wide meeting will be held in Rowland Heights during evening hours to discuss the proposed amendment. If initiated, the Plan Amendment will be heard concurrently with the Specific Plan and Zone Change requests.

The project site contains an area of 2,935 acres, 321 of which are in Orange County. Per the applicant, the Master Planned Community will include the development of a maximum of 3,600 dwelling units, commercial uses, a golf course, community parks, scenic preservation areas, and restored or enhanced native habitat preserves/wildlife movement areas. Currently, the Rowland Heights Community General Plan allows for a

**Project No. 02-109-(4)**  
**September 4, 2002 RPC Discussion**

**Page 2 of 2**

maximum of 1,420 dwelling units on the 2,614 acres within Los Angeles County.

# ATTACHMENT 15

that is that it refers to changing all the zoning on the AERA property on both sides of the 57 freeway, but if we could amend the letter in two places to just say “west of the 57 freeway.” Other than that, I think the letter can stand as is, the draft letter and the package. That zoning on the east side of 57 is a 1 unit per 5 to 10 acres, and perhaps even more units than that, it was difficult to tell looking at some of the documents, however, nonetheless, it’s an amazing change. Staff looked through some of the responses from the AERA Corporation on what they felt about it, and they thought the County’s responses and the final EIR and the draft EIR were excellent, that it appears to be super valid and it will be a great thing to protect that property, which is absolutely fundamental to this corridor, so you have the draft letter before you.

**GLENN PARKER:** Thank you, Paul. Now I’ll open it up to the board members, do you have any comments or questions?

**JOSEPH EDMISTON:** Paul, may I ask two questions? Which [INDISCERNIBLE 00:13:38] district is this in? Is this Hahn’s district?

**PAUL EDELMAN:** No longer Hahn’s, it’s now Selice.

**JOSEPH EDMISTON:** Selice, okay, thank you.

**GLENN PARKER:** Any other questions from the board? Hearing none, I’ll entertain a motion to approve the resolution, with the changes made by Paul.

**STEVE TYE:** Can I ask a question? This is Steve Tye.

**GLENN PARKER:** Absolutely.

**STEVE TYE:** I know enough to be dangerous. Isn’t this the equivalent of a taking?

**GLENN PARKER:** Well, I’m not an attorney, so I will leave that to our staff attorney for that.

**PAUL EDELMAN:** Not according to the County’s responses, the final EIR, and to AERA’s letter.

**STEVE TYE:** Thank you.

**JOSEPH EDMISTON:** George, I don’t know if you want to address that or not.

**GEORGE:** I do not have the County’s comments in front of me so I don’t know exactly what they said regarding whether – the potential for this to be a taking. I do not –

[00:15:00]

basically, I don't have enough information at this point to make any determination about whether it's a governmental taking or not, but if the County or the responding agency believes that it's not, I'd like to see their reasoning.

**JOSEPH EDMISTON:** Well, let me just address this, since the defendant in this case would be the County of Los Angeles, and the County Council would defend that, we are not in any way going to be involved in that kind of litigation. This is a comment letter only, so it would really be up to the County to address that question, and I'm sure County Council is addressing that. This is a huge, a huge corporation, and it will probably end up in the court system, and I'm not sure that, Mr. Tye, we can even appropriately address that question.

**BLAIR STEWART:** This is Blair Stewart, this is merely just supporting the 1 in 40 change, or to the 1 in 40 change, and I'm under the understanding, just so we have a little clarification, and I kind of talk things out just for myself as well. AERA Energy, that property I would imagine is speaking to some of their representatives. There would have been about 1,400 homes built on that piece of property. If this is rezoned, it's going to push that number down, the number of units down to approximately mid-60s, so I'm going out on a limb here and say there's certainly going to be litigation on this, because I'm sure AERA Energy believes it's a taking, whatever that be, but we're here to support, so we should not be part of that litigation. We're just in support of this.

**GLENN PARKER:** Any other comments or questions from the board? Okay. Again, I'll entertain a motion to approve the resolution.

**CLAIRE SCHLOTTERBECK:** I so move.

**GLENN PARKER:** Okay, motion, do we have a second?

**MALE 1:** Second.

**GLENN PARKER:** Motion second. Patricia, would you please take the roll call vote?

**PATRICIA MICHEL:** Thank you, and just to confirm, Mr. Stewart was second, right?

**BLAIR STEWART:** Yes.

**GLENN PARKER:** Yes.

**PATRICIA MICHEL:** Thank you. Mr. Sulic?

**IVAN SULIC:** [raises hand]

**PATRICIA MICHEL:** Mr. Stewart?

**BLAIR STEWART:** Aye.

**PATRICIA MICHEL:** Thank you. Ms. Martinez?

**JESSICA MARTINEZ:** Aye.

**PATRICIA MICHEL:** Thank you. Mr. Tye?

**STEVE TYE:** You know, with Mr. Aguilar saying he didn't have enough information, and Mr. Edelman thinking that it's been addressed by the County, I would say that we don't want to get into something that a couple of people have already acknowledged would probably go to court anyway, I think we should be more prudent, and I would say no.

**PATRICIA MICHEL:** Thank you. Mr. Arroyo?

**ENRIQUE ARROYO:** Aye.

**PATRICIA MICHEL:** Ms. Schlotterbeck?

**CLAIRE SCHLOTTERBECK:** Aye.

**PATRICIA MICHEL:** Mr. Parker?

**GLENN PARKER:** Yes.

**PATRICIA MICHEL:** We have six yes, one no.

**BLAIR STEWART:** Patricia, you got me as yes, right? Because I was on mute, you got me as yes?

**PATRICIA MICHEL:** I'm sorry, who is this?

**BLAIR STEWART:** Mr. Stewart?

**PATRICIA MICHEL:** Yes, yes, I did get you as yes.

**BLAIR STEWART:** Okay.

**GLENN PARKER:** Just to confirm then, the item has passed as proposed, with those changes, okay. Yes?

**JESSICA MARTINEZ:** Just a moment, this is Jessica Martinez from Whittier. [INDISCERNIBLE] concerns expressed by the other board member, I'm going to change my vote to no.

**GLENN PARKER:** Okay. With that change, do me a favor, Patricia, run down the votes as you now show them again so that we make sure we have that clear for the record.

**PATRICIA MICHEL:** Sure. I have Mr. Sulic, yes; Mr. Stewart, yes; Mr. Arroyo, yes; Ms. Schlotterbeck, yes; Mr. Parker, yes. Five yes's. I have Mr. Tye as no and Ms. Martinez as no. Two no's.

**GLENN PARKER:** Okay, so that's how many ayes?

**PATRICIA MICHEL:** Five.

**GLENN PARKER:** That's what I counted, okay, I just wanted to make sure, so the item passes.

**[00:20:00]**

Okay, just wanted to make sure that we had that all clear. Okay, now the final item is do we have any statements, responses, questions, or directions to staff pursuant to Section 54954.2a of the Government Code. I won't read the entire paragraph, you have it before you, if you have the agenda. Any questions from the board or any comments? Does staff have anything that you want to add? Okay. Hearing none, the next scheduled meeting is September 12, 2023, and with that then, we will adjourn the meeting. Thank you, everybody, for your attendance.

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Superior Court of California,  
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4/26/2024 10:24 AM  
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11 Attorneys for Petitioner and Plaintiff  
AERA ENERGY LLC

12  
13 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
14 COUNTY OF LOS ANGELES

16 AERA ENERGY LLC, a California limited  
liability company,

17 Petitioner and Plaintiff,

18 v.

19 COUNTY OF LOS ANGELES and the  
20 COUNTY OF LOS ANGELES BOARD OF  
SUPERVISORS; ROES 1 through 25,  
21 inclusive; DOES 26 through 50, inclusive,

22 Respondents and  
23 Defendants.

Case No. **24STCP01342**

**CEQA CASE**

**PETITIONER AND PLAINTIFF AERA  
ENERGY LLC'S VERIFIED PETITION  
FOR WRIT OF MANDATE AND  
COMPLAINT FOR DECLARATORY  
RELIEF AND DAMAGES**

**Code Civ. Proc., §§ 1085, 1094.5; Pub.  
Resources Code, §§ 21167, 21167.5**

**JURY TRIAL DEMANDED**

24  
25  
26  
27  
28  
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1 consolidation effort would result in the development of a new plan known as the San Gabriel  
2 Valley Area Plan (“Area Plan”). The Area Plan would include a proposed General Plan  
3 Amendment, Ordinance and Zone Change (together, the “Project”).

4 16. The Project is intended to direct and control future development and land use  
5 decisions within the East San Gabriel Valley Planning Area for decades to come. The Project  
6 will redesignate land use zoning categories for tens of thousands of properties within the County.

7 17. Petitioner’s Property sits within the boundaries of the East San Gabriel Valley  
8 Planning Area and the boundaries of the Rowland Plan. A portion of the Property lies within an  
9 active oilfield identified by the California Geological Energy Management Division (“CalGEM”)  
10 as the Brea-Olinda Oilfield. The Brea-Olinda Oilfield has been under production since 1884, is  
11 one of the earliest fields of commercial importance in the State, and includes over 2,300 proven  
12 production acres and approximately 300 active production wells.

13 18. Petitioner and its lessees have been producing oil and gas resources from the Brea-  
14 Olinda Oilfield for decades. Oilfield production totals approximately 110 barrels of oil and 200  
15 million cubic feet of natural gas per day.

16 19. Over 800 acres of the Property is devoted to oil and gas production, and Petitioner  
17 continues to develop the Property consistent with its rights to explore and produce oil and gas  
18 resources. Production facilities on the Property include, but are not limited to, production wells,  
19 injection wells, tank facilities, processing facilities, service roads, and power lines. These  
20 structures and facilities are visible from multiple public roadways, including Brea Boulevard, S.  
21 Brea Canyon Road, N. Harbor Boulevard, and State Route 57.

22 20. The Property is located in close proximity to several major employment centers, as  
23 well as the cities of Brea and La Habra immediately to the south and the City of Diamond Bar  
24 immediately to the north. State Route 57 bisects the Property.

25 21. While the Property has significant and continuing oil and gas production value, it  
26 also has well-recognized potential for future housing development, given its proximity to  
27 commercial centers and State Route 57. In express recognition of the Property’s housing  
28 development value, the Rowland Plan designated the Property as “Transitional Open Space.”

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1 This designation acknowledged and accommodated the Property’s ongoing resource production  
2 operations, while also making express accommodations for future housing development. The  
3 Rowland Plan specifically noted that, “As the oil resource [on the Property] is depleted, this area  
4 will be suitable for residential development as shown on the Land Use Map and subject to the  
5 policies of the Land Use Element.”

6 22. The Rowland Plan’s “Transitional Open Space” land use designation permitted the  
7 development of up to 1,534 residential dwelling units on the Property.

8 23. Beginning in April 2021 and continuing through April 2023, County staff held  
9 numerous meetings with a group known as the Rowland Heights Advisory Group (“**Rowland**  
10 **Group**”). The Rowland Group included representatives of special interest groups dedicated to  
11 the cessation of energy production activities on Petitioner’s Property and the forced dedication of  
12 the entire Property to open space and conservation uses. Petitioner was never notified of the  
13 existence of the Rowland Group, and was never invited to participate in County staff’s meetings  
14 with the Rowland Group.

15 24. On April 25, 2022, the County issued a “Notice of Preparation of a Draft Program  
16 Environmental Impact Report” (“**NOP**”) for the Project. The NOP described the Project as a  
17 “community-based plan that is designed to focus on land use policy issues that are specific to the  
18 unique characteristics and needs of the [East San Gabriel Valley] Planning Area and its  
19 communities.” The NOP noted that “[a]s part of the project, [the] Rowland Heights Community  
20 Plan and Hacienda Heights Community Plan will be updated and incorporated into the [Area  
21 Plan].” However, the NOP did not describe how the Rowland Plan would be updated, and the  
22 NOP did not disclose that the County was also considering a significant and concurrent  
23 downzoning of the Property.

24 25. The NOP also stated that the Project would include “land use changes to increase  
25 housing and enhance commercial and residential development within one mile of major transit  
26 stops, within a half mile of high-quality transit areas (HQTAs), near major intersections where  
27 there is accessibility to existing or proposed frequent transit and commercial services.” However,  
28 the NOP did not state the Project would include land use changes that would eliminate housing  
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1 development opportunities within the Planning Area.

2 26. The NOP also identified zoning amendments proposed to accompany the Project.  
3 The NOP identified certain zoning changes that were “under consideration” and identified these  
4 changes as only occurring within a one-mile radius of major transit stops and near high-quality  
5 transit corridors. However, the NOP did not disclose that the County would be considering  
6 changing existing zoning designations on lands beyond the one-mile radius to new, more  
7 restrictive designations.

8 27. In reviewing the NOP, had it been provided to Petitioner, Petitioner would have  
9 had no indication that the entirety of its Property was being considered for a new land use and  
10 zoning designation, let alone one that significantly restricted development.

11 28. On February 24, 2023, the County issued a Notice of Availability (“NOA”) of a  
12 Draft Program Environmental Impact Report (“**Draft PEIR**”) for the Project.

13 29. The NOA identified a public review and comment period for the Draft PEIR that  
14 ran until April 12, 2023. Like the NOP, the NOA did not give any indication that the Property’s  
15 land use designations would be changed by the Project. Similarly, and even more significantly,  
16 review of the Project documents, including the Area Plan and the Draft PEIR, does not inform a  
17 reader that the Property was intended to be restrictively redesignated and downzoned. Instead, the  
18 Draft PEIR falsely advised the public and decision-makers that the land use designations called  
19 for by the Area Plan *would not change the density or type of land use allowed*, but would simply  
20 provide consistency with the General Plan.

21 30. In fact, it was only when Petitioner accessed the dynamic Web App that Petitioner  
22 discovered the County’s true intent to downzone the Property to the lowest density land use  
23 designation, RL-40, despite the Draft EIR’s express representations to the contrary. At no time  
24 prior to accessing the dynamic Web App had Petitioner been notified that the County was  
25 considering the redesignation of Petitioner’s Property. In no place within the Area Plan, its  
26 appended maps, or the Draft PEIR was this redesignation disclosed.

27 31. When Petitioner accessed the dynamic Web App, Petitioner also discovered that  
28 the Project singled out *just Petitioner’s Property* for this extreme downzoning. Per the County’s  
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1 dynamic Web App, Petitioner's Property was the only property selected by the County for  
2 downzoning to RL-40 amongst the thousands of parcels within the Area Plan and amongst the  
3 tens of thousands of acres within the Area Plan.

4 32. When Petitioner discovered that the County's dynamic Web App included  
5 proposed designations that were not disclosed, described or evaluated in the Project documents  
6 and that those designations would drastically downzone Petitioner's Property, Petitioner prepared  
7 and submitted two comment letters on the Project and the Draft PEIR on April 11, 2023.

8 33. Petitioner's comment letters strenuously objected to the downzoning of the  
9 Property, and summarized for the County the extensive research and analysis that Petitioner had  
10 already undertaken to document the Property's redevelopment value. This research and analysis  
11 demonstrated that the Property could accommodate a variety of potential future uses, including  
12 significant housing development, consistent with the 1,534 housing units planned for construction  
13 under the Rowland Plan.

14 34. Petitioner's comment letter pointed out that the Draft PEIR's description of the  
15 Property was grossly incorrect. Petitioner's comment letter explained that, contrary to the  
16 County's mischaracterization of the Property as housing a small and shuttered oil operation,  
17 Petitioner's resource production operations were significant and ongoing. Petitioner's comment  
18 letter explained that, contrary to the County's mischaracterization of the Property as undisturbed  
19 habitat, multiple biological studies had already determined that the Property required significant  
20 restoration and intervention, and that any ecological value of the Property was merely *potential*,  
21 and not currently existing.

22 35. Petitioner's comment letter explained that the proposed downzoning of the  
23 Property violated State housing law, State Planning and Zoning Law, and multiple provisions of  
24 CEQA.

25 36. In June 2023, the County released a Final PEIR. The Final PEIR included  
26 comment letters received on the Draft PEIR, and purported to provide written responses to the  
27 same. Several agencies and organizations submitted comments on the Draft PEIR, including the  
28 South Coast Air Quality Management District, the California Department of Transportation, and  
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1 the California Department of Fish & Wildlife.

2 37. The Final PEIR included Petitioner's comment letters, but did not provide legally  
3 adequate responses to the significant environmental issues raised in Petitioner's letters. The  
4 County generally responded that it was not necessary to disclose or evaluate the proposed  
5 redesignation and downzoning in either the Area Plan or the PEIR on grounds that downzoning is  
6 a "less intensive use." The County offered no legal support for this conclusory assertion. The  
7 County's response also continued to ignore the fact that the Property is developed with significant  
8 oil and gas facilities and infrastructure and cannot be in any way characterized as "undisturbed"  
9 land. Shockingly, the County went so far as to assert that downzoning the Property (without  
10 notifying the property owner, let alone seeking property owner input) would "better protect" the  
11 Property. The County offered no explanation whatsoever for how the Property would be better  
12 protected.

13 38. The County also stated that it was not required to describe or disclose the  
14 downzoning in the Area Plan or the PEIR because, at some point, the County had updated its  
15 dynamic Web App. The County declined to explain how any property owner, including  
16 Petitioner, was supposed to know when the dynamic Web App was updated and what changes  
17 were made by way of an update. Confoundingly, the County's response further advised that the  
18 dynamic Web App was being "updated frequently," such that a property owner could never be  
19 certain what land use designation would ultimately be applied. The County declined to explain  
20 how it could change the designations of property within the Area Plan *after* it had already  
21 prepared and released the Area Plan and the PEIR to the public.

22 39. After reviewing the County's patently insufficient responses to comments,  
23 Petitioner prepared and submitted additional written comments. Petitioner's additional comments  
24 reiterated that the Property was not "undisturbed" and was in fact developed with hundreds of  
25 well sites and supporting facilities. Petitioner's letter reminded the County that the Property  
26 continues to produce significant oil and natural gas resources daily. Petitioner's letter explained  
27 that the County's improper downzoning of the Property was based on a fundamental  
28 misunderstanding of the existing condition of the Property.

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1           40.     Petitioner’s comment letter also pointed out that the County’s dynamic Web App  
2 could not, as a matter of law, be used to correct numerous omissions and errors within the Area  
3 Plan and the PEIR documents themselves.

4           41.     Despite Petitioner’s comment letters, on August 9, 2023, the County Planning  
5 Commission recommended approval of the Project to the County Board of Supervisors. At the  
6 public hearing before the County Planning Commission, Commission Vice Chair Pam O’Connor  
7 specifically asked County staff to address Petitioner’s comments and concerns. However, County  
8 Counsel did not permit staff to respond.

9           42.     On January 30, 2024, the Project came before the County Board of Supervisors for  
10 consideration.

11           43.     At the hearing, Petitioner as well as other members of the public raised their  
12 concerns about the County requiring members of the public to access to the County’s dynamic  
13 Web App to try and understand the true scope of the land use designation changes proposed.  
14 Other commentors went so far as to point out that the dynamic Web App was *inconsistent with*  
15 the PEIR and Area Plan documents. County staff responded solely with the unsupported assertion  
16 that “the GIS map is a part of the overall EIR.”

17           44.     At the close of the hearing, County Supervisor Solis moved to certify the Final  
18 PEIR and memorialize the County’s *intent to approve* the Project. As part of her motion, she  
19 “instruct[ed] County Counsel to prepare the necessary and final documents of the Project and  
20 bring them back to the Board for their consideration.” The motion passed 5-0.

21           45.     As the plain language of the Supervisor’s motion made clear, the vote on January  
22 30, 2024 was not a final action on the PEIR or the Project. The motion expressly instructed  
23 County Counsel to prepare “the necessary and final documents of the Project and bring them back  
24 to the Board for their consideration.” The County’s planning website was also thereafter updated  
25 to advise the public that approval of the Area Plan was not final. The website expressly advised  
26 the public that: “On January 30th, 2024, The Board of Supervisors *recommended* approval of the  
27 [East San Gabriel Valley Area Plan]. A consent hearing is *tentatively scheduled* for this project  
28 on May 21st, 2024. Based on this tentative schedule, the effective date of the [East San Gabriel  
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1 Valley Area Plan] is June 20th, 2024.” (Emphasis added.)

2 46. Notably, within five working days of January 30, 2024, the County did not post  
3 any Notice of Determination with the County Clerk’s office, despite the fact that State CEQA  
4 Guidelines, section 15094, mandates that a lead agency “shall file a Notice of Determination  
5 within five working days after deciding to carry out or approve the project.”

6 47. Instead, nearly two months later, on March 28, 2024, the County filed a Notice of  
7 Determination (“NOD”), which alleged that the Project had been approved on January 30, 2024,  
8 despite the fact that no such approval took place on that date and too much time had passed  
9 between that alleged approval date and the filing of the NOD.

10 48. As of the filing date of this suit, nearly three months after the January 30, 2024  
11 action, and nearly one month after the posting of the NOD, the County’s website continues to  
12 state that, on January 30, 2024, the Board of Supervisors merely “recommended approval” of the  
13 Project, and that a future hearing on the Project “is tentatively scheduled” for May 21st, 2024.

14 **STANDING, EXHAUSTION, AND OTHER JURISDICTIONAL REQUIREMENTS**

15 49. Petitioner participated in the administrative process that resulted in the County’s  
16 purported decision to certify the Final PEIR.

17 50. Petitioner has exhausted all administrative remedies prior to filing this action.  
18 Specifically, Petitioner submitted public comments to the County during the public review period  
19 for the Draft PEIR and prior to the Board of Supervisors’ hearing on the Project and the Final  
20 PEIR, in compliance with Public Resources Code, section 21177(b). These comments, which  
21 objected to approval of the Project and pointed out myriad errors, omissions, and violations of  
22 CEQA in the PEIR, were submitted prior to any decision to approve the Project or certify the  
23 PEIR.

24 51. All factual and legal allegations pleaded herein were raised, orally or in writing, by  
25 Petitioner or others, to the County, prior to any decision to approve the Project or certify the  
26 PEIR, in compliance with Public Resources Code, section 21177(a).

27 52. Petitioner has complied with all conditions imposed by law prior to filing this  
28 action, including complying with the requirement of Public Resources Code, section 21167.5, by  
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1 providing notice to the County that this action would be filed. Petitioner served a Notice of Intent  
2 to File this Petition on the County by certified mail on April 25, 2024. A true and correct copy of  
3 the Proof of Service of this notice is attached hereto as **Exhibit A**.

4 53. Petitioner will comply with Public Resources Code, section 21167.7, by providing  
5 notice and a copy of this Petition to the California Attorney General.

6 54. Petitioner hereby, and by a separate election filed herewith, notifies the County  
7 that Petitioner elects to prepare the record of proceedings in compliance with Public Resources  
8 Code, section 21167.6(b)(2).

9 55. No valid statute of limitations bars this petition.

10 56. Petitioner does not have a plain, speedy, or adequate remedy at law.

11 57. The maintenance of this petition is for the purpose of enforcing important public  
12 policies of the State of California with respect to the protections of the environment and public  
13 participation under CEQA. The maintenance and prosecution of this action will confer a  
14 substantial benefit upon the public by protecting the public from the environmental and other  
15 harms alleged in this petition. As such, Petitioner is entitled to the recovery of attorneys' fees  
16 under California Code of Civil Procedure, section 1021.5.

#### 17 **STANDARD OF REVIEW**

18 58. In legal actions brought under CEQA, the court considers whether the respondent  
19 public agency committed a prejudicial abuse of discretion, which is shown where the agency has  
20 not proceeded in the manner required by law or if the agency has made a determination or  
21 decision not supported by substantial evidence. (Pub. Resources Code, §§ 21168, 21168.5; see  
22 also *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th  
23 412, 426.)

#### 24 **FIRST CAUSE OF ACTION**

#### 25 **For Writ of Mandate, Public Resources Code, § 21167, Violation of CEQA**

#### 26 **Failure to Proceed In The Manner Required By Law**

27 59. Petitioner incorporates by reference the allegations contained in the foregoing  
28 paragraphs as though fully set forth herein.

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1           60.     CEQA requires that public agencies analyze and disclose the environmental  
2 impacts of their actions prior to their approval. (Pub. Resources Code, § 21080(a); State CEQA  
3 Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq.]; §§ 15004, 15352(b); *Save Tara v. City of*  
4 *West Hollywood* (2008) 45 Cal.4th 116.) The County’s failure to adequately describe the  
5 proposed Project through omission of significant land use designation changes resulted in a  
6 flawed analysis of impacts to environmental resources, making it impossible to find that the Final  
7 PEIR’s significance determinations are based on substantial evidence.

8           61.     CEQA’s mandates are procedural and informational, as well as substantive.  
9 CEQA requires that public agencies avoid or significantly reduce environmental impacts  
10 whenever feasible by identifying, including, and implementing project alternatives and mitigation  
11 measures. (Pub. Resources Code, § 21001(g).)

12           62.     A public agency abuses its discretion and fails to proceed in the manner required  
13 by law when its actions or decisions do not substantially comply with the requirements of CEQA.  
14 (Pub. Resources Code, §§ 21168, 21168.5.)

15           63.     Whether an environmental impact report fails to include the information necessary  
16 for an adequate analysis of an environmental issue is a question of law, and when reviewed by the  
17 courts, the courts do not defer to an agency’s determination. (*Madera Oversight Coalition, Inc. v.*  
18 *County of Madera* (2001) 199 Cal.App.4th 48, 102 [“whether an EIR is sufficient as an  
19 informational document is a question of law subject to independent review by the courts”].)

20           64.     The County violated CEQA by filing an NOD on March 28, 2024, despite the fact  
21 that the County Board of Supervisors had not certified the PEIR or approved the project. Thus,  
22 the NOD is invalid as a matter of law.

23           65.     In the event that the County Board of Supervisors had certified the PEIR, the  
24 County violated CEQA by certifying a PEIR that does not describe the Project being approved, is  
25 rife with omissions, misstates existing conditions and thus the environmental baseline, and does  
26 not reasonably inform the public of the nature of the Project being approved, the true extent of the  
27 adverse environmental impacts that will occur as a result, or the possibility that reasonable  
28 alternatives to the Project exist.

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1           66.     The purpose of an EIR is to inform public agency decisionmakers and the public  
2 about the significant environmental effects of a project, identify possible ways to minimize a  
3 project’s significant effects, and describe reasonable alternatives to a proposed project. (State  
4 CEQA Guidelines, § 15121.) If an EIR does not “adequately apprise all interested parties of the  
5 true scope of the project for intelligent weighing of the environmental consequences of the  
6 project,” it is inadequate as a matter of law. (*Communities for a Better Environment v. City of*  
7 *Richmond* (2010) 184 Cal.App.4th 70, 82-83.)

8           67.     The County’s PEIR fails to provide a complete, adequate, and concrete project  
9 description upon which the PEIR can base its impact analyses. Environmental impact report  
10 project descriptions must be accurate, stable, consistent, complete, include all components of a  
11 proposed project, and include all foreseeable future activities that are consequences of the project  
12 to be approved. (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 199.) The  
13 County’s PEIR fails to account for, or even describe, the downzoning of the Property, and instead  
14 relies on a “dynamic” Web App to define the Project, despite the fact the County admits that the  
15 Web App is “updated frequently” and many changes found on the Web App post-date and are not  
16 reflected within the Area Plan or PEIR. There is no legal authority for the County’s contention  
17 that the “dynamic” Web App is, or may be, a part of the PEIR.

18           68.     The County’s PEIR has violated CEQA by failing to adequately and accurately  
19 describe the existing environmental setting and project baseline, to which the impacts of the  
20 Project must be compared. (State CEQA Guidelines, §§ 15125, 15126.2(a).) Environmental  
21 impact reports *must* “delineate environmental conditions prevailing absent the project, defining a  
22 ‘baseline’ against which predicted effects can be described and quantified” and failure to do so  
23 results in a fundamental inability to accurately analyze and disclose environmental impacts.  
24 (*Neighbors for Smart Rail v. Exposition Metro Line Constr. Auth.* (2013) 57 Cal.4th 439, 447.)  
25 Despite this mandate, the County’s PEIR grossly mischaracterized the Property’s biological and  
26 ecological baseline, and ignored the significant amount of existing oil and gas structures, facilities  
27 and infrastructure on the Property as well as its current operations.

28           69.     The County has violated CEQA by purportedly certifying a PEIR that fails to  
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1 include complete and adequate analysis and disclosure of the adverse environmental impacts of  
2 the Project, including, but not limited to, impacts associated with biological resources, human  
3 health and health risks, transportation, air quality emissions, housing provision, hazards and  
4 hazardous materials, and land use planning. (Pub. Resources Code, § 21100(b); State CEQA  
5 Guidelines, §§ 15126, 15126.2.) By failing to adequately describe the proposed Project by  
6 omitting significant changes and land use designation on broad swathes of land, and by  
7 mischaracterizing the existing conditions on the Property, the County’s analysis of these resource  
8 areas is flawed and the PEIR’s significance determinations cannot be said to be based on  
9 substantial evidence.

10           70.     The County’s PEIR has violated CEQA by failing to identify, propose, and  
11 describe legally adequate mitigation measures and/or project alternatives to minimize the  
12 significant environmental effects caused by the Project. (Pub. Resources Code, §§ 21002,  
13 21002.1(a), 21100(b)(3); State CEQA Guidelines, § 15126.4(a)(1).) Specifically, the County’s  
14 redesignation of the Property will result in impacts that are not mitigated or avoided, and the  
15 County’s PEIR fails to identify any Project alternatives that omit redesignation of the Property  
16 such that these impacts would be avoided.

17           71.     The County has violated CEQA by failing to recirculate its Draft PEIR for an  
18 additional round of environmental review and comment despite the fact significant new  
19 information was added to the PEIR after notice of public review had been given, but before final  
20 certification of the PEIR. (Pub. Resources Code, § 21092.1; State CEQA Guidelines, § 15088.5.)  
21 The new information includes changes in the project description or environmental setting as well  
22 as additional data or information, and can include information provided to the County in public  
23 comment letters submitted on the Draft PEIR, as well as changes to the Project set forth only in  
24 the County’s “dynamic” online “Web App.”

25           72.     Recirculation of an EIR is also required when the Draft EIR circulated for public  
26 review and comment is “fundamentally and basically inadequate” such that “meaningful public  
27 review and comment were precluded.” (State CEQA Guidelines, § 15088.5(a).) Given the fact  
28 that the County circulated a Draft PEIR that did not adequately describe the Project, and given the  
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1 fact that the County continued to “update” the Web App with Project changes after the  
2 publication of the Draft PEIR, the County was required to recirculate the Draft PEIR for an  
3 additional round of public review. Failure to do so is procedural error.

4 73. The County has furthermore violated CEQA by committing illegal  
5 “predetermination” and committing itself to a Project before the Final PEIR was reviewed and  
6 certified by the County Board of Supervisors as evidenced by its refusal to contact severely  
7 impacted parties such as Petitioners.

8 **SECOND CAUSE OF ACTION**

9 **For Writ of Mandate, Public Resources Code, § 21167, Violation of CEQA**

10 **Failure to Support Its Decisions With Substantial Evidence**

11 74. Petitioner incorporates by reference the allegations contained in the foregoing  
12 paragraphs as though fully set forth herein.

13 75. Failure to comply with the basic substantive requirements of CEQA is necessarily  
14 prejudicial error, requiring the decertification of any environmental impact report and vacation of  
15 any approvals adopted in reliance upon the same. (*North Coast Rivers Alliance v. Kawamura*  
16 (2015) 243 Cal.App.4th 647, 671.)

17 76. Because the County committed several procedural errors, including, but not  
18 limited to, failing to describe the entirety of the proposed Project in the PEIR and omitting the  
19 redesignation of the Property from the PEIR’s Project Description, and mischaracterizing the  
20 existing conditions on the Property, the County’s substantive analyses are necessarily flawed.

21 77. Specifically, the County failed to comply with CEQA’s substantive requirements  
22 given that the impact determinations presented in the PEIR are not supported by substantial  
23 evidence and are based on flawed assumptions relating to the scope of the Project and the existing  
24 conditions baseline. These deficient analyses include, but are not limited to:

- 25 a) A deficient analysis of land use and planning, housing and population impacts,  
26 which failed to consider the loss of housing potential on the Property;  
27 b) A deficient analysis of impacts to mineral resources, which failed to address  
28 how a change in land use designation would affect the availability of mineral

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resources;

c) A deficient analysis of aesthetic impacts, which failed to consider existing oil and natural gas-related development and infrastructure on the Property and which reached inconsistent conclusions in regard to impacts to scenic vistas and visual character;

d) A deficient analysis of air quality impacts to sensitive receptors and impacts associated with odor emissions, which failed to consider existing infrastructure and oil and gas production uses on the Property; and

e) A deficient analysis of biological resources impacts, which failed to account for potential impacts associated with future development throughout the plan area.

78. The County failed to comply with CEQA’s substantive requirements given its reliance upon erroneous and unsupported assumptions, including, but not limited to, that the Property is “undisturbed” and that oil and gas operations on the Property have ceased.

79. The County failed to comply with CEQA’s substantive requirements given that its CEQA Findings of Fact are not supported by substantial evidence, including findings relating to the significance of impacts, the effectiveness of mitigation measures, and the feasibility of alternatives.

**THIRD CAUSE OF ACTION**

**For Writ of Mandate, Violations of State Planning and Zoning Law**

80. Petitioner incorporates by reference the allegations contained in the foregoing paragraphs as though fully set forth herein.

81. “The general plan is atop the hierarchy of local government law regulating land use.” (*Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176, 1183.) The General Plan is “the constitution for future development.” (*DeVita v. County of Napa* (1995) 9 Cal.4th 763, 773.)

82. Under Government Code, section 65300.5, general plans and any parts thereof must comprise an integrated, internally consistent and compatible statement of policies. Pursuant 402892158.2



1 to Government Code, section 65700(b), this provision applies to charter cities and counties.

2 83. Under Government Code, section 65860(a), zoning ordinances must be compatible  
3 with the land uses, objectives, and policies of the general plan. Pursuant to Government Code,  
4 section 65860(d), this statute applies to charter cities and counties.

5 84. Despite these mandates, the County has purportedly adopted an Area Plan that is  
6 inconsistent with the General Plan in multiple respects, including the fact that the aggressive  
7 downzoning of the Property is inconsistent with multiple goals and policies of the County's  
8 General Plan.

9 85. The Area Plan, and the downzoning of the Property in particular, is not consistent  
10 with the land use designations of the General Plan or the goals and policies of the General Plan's  
11 Land Use Element, Mobility Element, or Conservation and Natural Resources Element. These  
12 inconsistencies include, but are not limited to, the following:

- 13 a) goals and policies addressing the lack of housing generally, the lack of  
14 affordable housing and deficiencies in housing diversity within the East San  
15 Gabriel Valley Planning Area;
- 16 b) goals and policies directing the County to offer land use flexibility and  
17 incentives to redevelop the area with mixed-use, affordable communities; and
- 18 c) goals and policies directing increased development in areas with existing  
19 commercial services and accessibility to transportation infrastructure.

20 86. The Area Plan is also internally inconsistent. Specifically, the redesignation and  
21 downzoning called for in the Area Plan internally conflicts with critical path Area Plan goals and  
22 policies. Such goals and policies include, but are not limited to, the following:

- 23 a) goals and policies to increase housing generally and increase housing diversity;
- 24 b) goals and policies directing the establishment of multi-family housing,  
25 workforce housing and housing near commercial service centers and  
26 employment centers; and
- 27 c) goals and policies to bring about environmental remediation and restoration.

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**FOURTH CAUSE OF ACTION**

**For Declaratory and Injunctive Relief, Impairment of Vested Rights**

1  
2  
3 87. Petitioner incorporates by reference the allegations contained in the foregoing  
4 paragraphs as though fully set forth herein.

5 88. Petitioner contends it has a fully vested right to continue and to complete the  
6 development and production of its oil and gas resources in the County, consistent with its long-  
7 established plans, including, without limitation, Petitioner's vested right to install new oil and gas  
8 production and development facilities.

9 89. Petitioner has performed substantial work and incurred substantial liabilities in  
10 good faith reliance on its vested rights to continue to develop and produce oil and gas resources  
11 without having to obtain additional or new discretionary permits or authorization from the  
12 County.

13 90. Where a rights holder makes an investment in that right, they possess vested legal  
14 rights. (*Avco Community Developers, Inc. v. South Coast Regional Commission*, (1976) 17 Cal.3d  
15 785.) Moreover, oil and gas is a diminishing asset, the extraction of which is expected to  
16 continue across the entire property covered by Petitioners' zoning exceptions and until  
17 completion. (*Hansen Bros. Enterprises, Inc. v. Board of Supervisors*, 12 Cal.4th 533 (1996).

18 91. Petitioner has long exhibited its intent to extend its oil and gas operations to its  
19 entire property and until the asset is depleted consistent with its vested rights, and Petitioner has  
20 invested significant resources into its oil and gas rights in the County. The Project would have  
21 the effect of terminating Petitioner's vested rights by downzoning Petitioner's property thereby  
22 rendering oil and gas activities a nonconforming use.

23 92. Petitioner is informed and believes, and thereon alleges, that the County disputes  
24 Petitioner's contentions set forth above, and intends to restrict Petitioner's oil and gas operations  
25 by way of the Project. Specifically, Petitioner is informed and believes that the Project seeks to  
26 terminate Petitioner's vested rights by prohibiting Petitioner from drilling new wells or erecting  
27 new production facilities, and by preventing even routine maintenance of its operations.

28 93. Judicial intervention in this dispute, and a declaration by the Court, is necessary to  
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1 resolve whether Petitioner has a vested right to continue and to complete the development and  
2 production of its oil and gas resources in the County. Absent declaratory and injunctive relief,  
3 Petitioner will suffer immediate, irreparable harm and significant disruption of its lawful activities  
4 and exercise of its property rights.

5 **FIFTH CAUSE OF ACTION**

6 **For Writ of Mandate – Violation of Due Process**

7 94. Petitioner incorporates by reference the allegations contained in the foregoing  
8 paragraphs as though fully set forth herein.

9 95. The Project is unlawful, arbitrary and capricious and lacking in evidentiary  
10 support, constitutes an abuse of discretion, and denies Petitioner and others due process of law  
11 under article I, section 7 of the California Constitution and the Fifth and Fourteenth Amendments  
12 to the United States Constitution.

13 96. County laws must be clear, precise, definite and certain in their terms so that their  
14 precise meaning and impact can be ascertained. Statutes that either forbid or require the doing of  
15 an act in terms so vague that people of common intelligence must necessarily guess at their  
16 meaning and differ as to the application, violate due process of law. *Zubarau v. City of Palmdale*,  
17 192 Cal.App.4th 289, 308 (2011).

18 97. The Project is impermissibly vague because it fails to provide adequate notice to  
19 those who must comply with its strictures on prohibited or required conduct. For example, the  
20 Project purports to downzone Petitioner's property such that oil and gas operations are prohibited  
21 but does not specify what operation and maintenance activities are permissible and whether there  
22 is a period for which any nonconforming use will be allowed.

23 98. Due to the vague and uncertain composition of the Project, the County has failed  
24 to provide Petitioner, or the public, with adequate notice of what conduct is required or  
25 prohibited.

26 99. The County also denied Petitioner procedural due process by excluding Petitioner  
27 from County meetings with other stakeholders and members of the public which were designed to  
28 develop the Area Plan. Between April 2021 and April 2023, County staff held more than a dozen  
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1 meetings and work sessions on the Area Plan with the Rowland group. By excluding Petitioner  
2 from those meetings, the County violated procedural due process.

3 **SIXTH CAUSE OF ACTION**

4 **For Inverse Condemnation, U.S. Constitution, Fifth Amendment; California Constitution,**  
5 **Article I, Section 19**

6 100. Petitioner incorporates by reference the allegations contained in the foregoing  
7 paragraphs as though fully set forth herein.

8 101. The state and federal Constitutions prohibit the government from taking private  
9 property for public use without just compensation. (Cal. Const., art. I, § 19; U.S. Const., 5th  
10 Amend.; *Chicago, Burlington &c. R'd v. Chicago* (1897) 166 U.S. 226, 239 (applying the federal  
11 takings clause to the states).) The United States Supreme Court has recognized that, even if a  
12 regulation does not deny a property owner all economically viable uses of their land, if the  
13 regulation “goes too far” in depriving the property owner of its property interest, it constitutes a  
14 taking of that property. (*Penn. Coal Co. v. Mahon* (1922) 260 U.S. 393, 415 (*Penn. Coal*.)  
15 Regulations that significantly limit the uses of private property satisfy this standard and require  
16 the payment of just compensation.

17 102. In addition, the United States Supreme Court has definitively established that a  
18 land use regulation amounts to a taking of property where it “denies an owner economically  
19 viable use of his land.” (*Lucas v. South Carolina Coastal Council* (1992) 505 U.S. 1003,1016,  
20 citing *Agins v. City of Tiburon* (1980) 447 U.S. 255, 260.) This occurs if a regulation, by  
21 implementation alone, leaves the property owner without “substantial economic use” of the  
22 affected property.

23 103. By purporting to eliminate Petitioner’s vested right to continue and to complete the  
24 development and production of its oil and gas resources, the Project effects a taking of  
25 Petitioner’s property. The Project would virtually eliminate the economic value of Petitioner’s  
26 property rights. Furthermore, the Project interferes with Petitioner’s reasonable investment-  
27 backed expectations, as Petitioner reasonably expects that it can exercise its existing, lawful, and  
28 fully vested rights to continue and to complete the development and production of its oil and gas

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1 resources within the Brea-Olinda field.

2 104. Moreover, the use designations governing Petitioner's property under the existing  
3 Rowland Plan allowed for residential use and development as oil resources are depleted. The  
4 Project's specific down-zoning of Petitioner's property, to the least dense land use designation,  
5 would eliminate Petitioner's right and ability to transition the property to residential use.

6 105. The Project selectively assigns land use designations in a manner that would  
7 provide Petitioner with lesser rights than adjacent property owners. The Project's selective  
8 assignment of land use designations amounts to arbitrary and capricious "spot zoning," that  
9 undermines Petitioner's investment backed expectations for the property.

10 106. The Project gives rise to a claim for just compensation. It severely restricts the  
11 ability of Petitioner to use its property rights and would materially infringe on Petitioner's  
12 property rights and interests, up to and including completely eliminating the value of those rights.  
13 Therefore, the Project constitutes a taking for which compensation must be paid.

14 107. The Project will force Petitioner to bear public burdens that, in all fairness and  
15 justice, should be borne by the public as a whole. In enacting the Project, the County violates  
16 Article I, Section 19 of the California Constitution and the Fifth Amendment to the United States  
17 Constitution, which prohibits the taking or damaging of private property for public use without  
18 just compensation.

19 108. As a direct result of the County's actions as alleged herein, the Project constitutes  
20 a taking. To date, Petitioner has not received any compensation from the County as a result of the  
21 above described taking or damage to Petitioner's property rights.

22 109. Petitioner has been and will be damaged from the taking of its property rights, and  
23 will suffer damages in an amount to be determined at trial.

24  
25 **PRAYER FOR RELIEF**

26 WHEREFORE, Petitioner prays for judgment and further relief as follows:

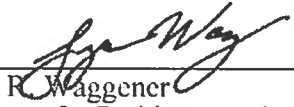
27 1. For a preliminary and permanent injunction prohibiting the County from  
28 implementing the Project;

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- 1           2.     For a writ of mandate commanding the County to vacate and set aside the Project  
2 and its certification of the PEIR prepared for the Project;
- 3           3.     For a writ of mandate commanding the County to suspend any and all activity  
4 pursuant to the Project unless and until it complies with CEQA;
- 5           4.     For a writ of mandate commanding the County to set aside the Project and take no  
6 action in furtherance of the Project unless and until it complies with all applicable provisions of  
7 State Planning and Zoning Law;
- 8           5.     For a declaration that Petitioner has vested rights to continue and to complete the  
9 development and production of its oil and gas resources on Petitioner's property and that the  
10 Project is not enforceable as to Petitioner's operations and development of oil and gas resources;
- 11          6.     For just compensation, according to proof, for the taking of property in violation of  
12 the Fifth Amendment to the United States Constitution and Article I, § 19 of the California  
13 Constitution.
- 14          7.     For an award of damages against the County according to proof;
- 15          8.     For Petitioners' costs of suit incurred herein;
- 16          9.     For reasonable attorneys' fees authorized by Code of Civil Procedure § 1021.5 and  
17 other pertinent law; and
- 18          10.    For such other and further relief as the Court deems just and proper.

19  
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22  
23 Dated: April 26, 2024

MANATT, PHELPS & PHILLIPS, LLP

24  
25 By:   
26 Sigrid R. Waggener  
27 Attorneys for Petitioner and Plaintiff  
28 AERA ENERGY LLC

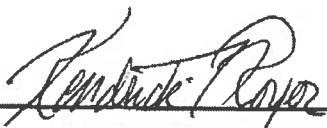
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**VERIFICATION**

I, Kendrick Royer, declares as follows:

I am General Counsel for Aera Energy LLC. I have read the foregoing Verified Petition for Writ of Mandate and Complaint for Declaratory Relief and Damages. The facts stated therein are true to my knowledge, and as to those matters stated on information and belief, I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this verification was executed this April 25, 2024 at Bakersfield.

  
Kendrick Royer

# EXHIBIT A



April 25, 2024

**VIA U.S. MAIL AND EMAIL**

Dawyn R. Harrison  
(dharrison@counsel.lacounty.gov)  
Los Angeles County Counsel  
Office of the County Counsel  
County of Los Angeles  
Kenneth Hahn Hall of Administration  
500 West Temple Street #648  
Los Angeles, CA 90012

Kathy Park  
(kpark@counsel.lacounty.gov)  
Deputy County Counsel, Property Division  
Office of the County Counsel  
County of Los Angeles  
Kenneth Hahn Hall of Administration  
500 West Temple Street #648  
Los Angeles, CA 90012

Jeff Levinson  
(executiveoffice@bos.lacounty.gov)  
Interim Executive Officer  
Executive Office, Board of Supervisors  
500 W Temple St. Ste 383  
Los Angeles, CA 90012

***Re: Notice of Commencement of CEQA Action***

To the County of Los Angeles and the County of Los Angeles Board of Supervisors:

Please take note that Aera Energy LLC (“Petitioner”) intends to commence an action against the County of Los Angeles (“County”) challenging the County’s adoption of the East San Gabriel Valley Area Plan under case numbers Project No. 2020-000612-(1 and 5), Advance Planning Case No. RPPL2021013047-(1 and 5), General Plan Amendment No. RPPL2022003554-(1 and 5), Zone Change No. RPPL2022003557-(1 and 5), Ordinance No. RPPL2022014158-(1 and 5), and related environmental clearance under Environmental Assessment No. RPPL2022003550-(1 and 5) and further identified by State Clearinghouse Number 2022040512 (the “Project Approvals”).

This action will be brought by Petitioner pursuant to, among other statutes, the judicial review provisions of the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”), the State CEQA Guidelines (Cal. Code Regs., titl. 14, § 15000 *et seq.*), and the writ of mandate provisions of Code of Civil Procedure sections 1085 and/or 1094.5. The petition will seek the following relief: issuance of a writ of mandate commanding the County to set aside the Project Approvals and to refrain from taking any actions in furtherance of any provision thereof, unless and until the County complies with CEQA, and for temporary, preliminary, and permanent injunctive relief prohibiting any additional actions taken in furtherance of the Project Approvals.

manatt

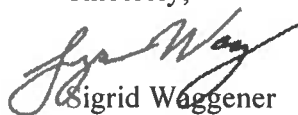
County of Los Angeles

April 25, 2024

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This notice is being provided consistent with the requirements of Public Resources Code section 21167.5.

Sincerely,



Sigrid Waggener

402898972.1

1 **PROOF OF SERVICE**

2 I, Leyna Duong, declare as follows:

3 I am employed in Orange County, California. I am over the age of eighteen years and  
4 not a party to this action. My business address is MANATT, PHELPS & PHILLIPS, LLP, 695  
5 Town Center Drive, 14th Floor, Costa Mesa, California 92626-1924. On the date listed  
6 below, I served the within document(s):

6 • **NOTICE OF COMMENCEMENT OF CEQA ACTION**

7 on the interested parties listed below:

8 Dawyn R. Harrison  
9 (dharrison@counsel.lacounty.gov)  
10 Los Angeles County Counsel  
11 Office of the County Counsel  
12 County of Los Angeles  
13 Kenneth Hahn Hall of Administration  
14 500 West Temple Street #648  
15 Los Angeles, CA 90012

13 Jeff Levinson  
14 (executiveoffice@bos.lacounty.gov)  
15 Interim Executive Officer  
16 Executive Office, Board of  
17 Supervisors  
18 500 W Temple St. Ste 383  
19 Los Angeles, CA 90012

17 Kathy Park  
18 (kpark@counsel.lacounty.gov)  
19 Deputy County Counsel, Property  
20 Division Office of the County Counsel  
21 County of Los Angeles  
22 Kenneth Hahn Hall of Administration  
23 500 West Temple Street #648  
24 Los Angeles, CA 90012

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**(BY ELECTRONIC MAIL)** By transmitting such document(s) electronically from e-mail address, lduong@manatt.com at Manatt, Phelps & Phillips, LLP, Costa Mesa, California, to the person(s) at the electronic mail addresses listed above. The transmission was reported as complete and without error.

**(BY MAIL)** By placing such document(s) in a sealed envelope, with postage thereon fully prepaid for first class mail, for collection and mailing at Manatt, Phelps & Phillips, LLP, Costa Mesa, California following ordinary business practice. I am readily familiar with the practice at Manatt, Phelps & Phillips, LLP for collection and processing of correspondence for mailing with the United States Postal Service, said practice being that in the ordinary course of business, correspondence is deposited in the United States Postal Service the same day as it is placed for collection.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on **April 25, 2024**, at Costa Mesa, California.

  
\_\_\_\_\_  
Leyna Duong