



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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## NOTICE OF AVAILABILITY

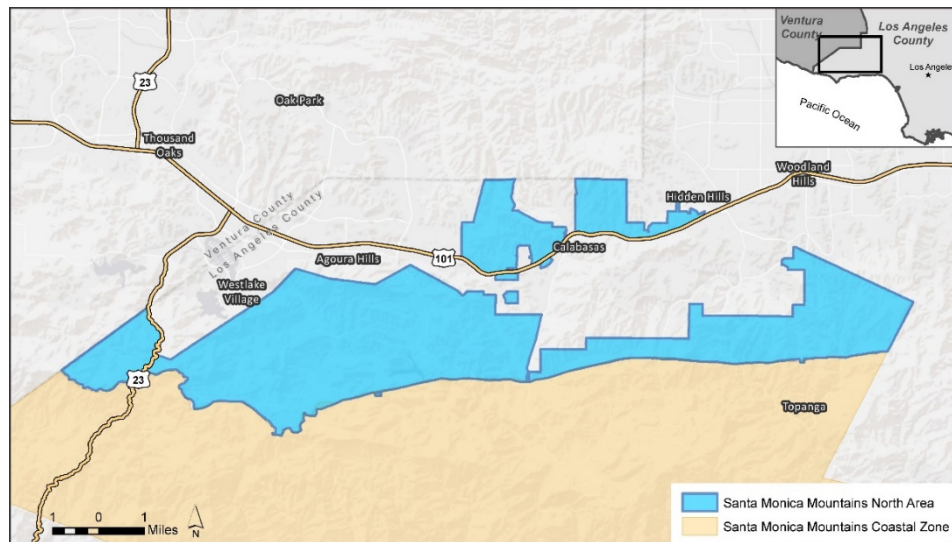
### DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SANTA MONICA MOUNTAINS NORTH AREA PLAN AND COMMUNITY STANDARDS DISTRICT UPDATE

**DATE:** May 14, 2020  
**PROJECT TITLE:** Santa Monica Mountains North Area Plan and Community Standards District Update  
**PROJECT LOCATION:** Unincorporated Community of Santa Monica Mountains North

The Los Angeles County Department of Regional Planning (“County”), as the lead agency pursuant to the California Environmental Quality Act (“CEQA”), completed a Draft Environmental Impact Report (“DEIR”) for updates to the Santa Monica Mountains North Area Plan and Community Standards District. The County has prepared this Notice of Availability (“NOA”) to consult with and request comments from responsible agencies, trustee agencies, and other interested parties regarding the environmental analyses presented in the DEIR. The DEIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification.

#### **PROJECT LOCATION**

The Santa Monica Mountains North Area (“SMM North Area”) is in the western portion of Los Angeles County and includes privately-owned and publicly-owned lands. The SMM North Area includes portions of the Santa Monica Mountains National Recreation Area administered by the National Park Service, California State Park lands, and other protected areas. The project area encompasses 32.3-square miles of unincorporated lands generally bounded by Ventura County and the City of Westlake Village to the west, Ventura County and local cities in Los Angeles County to the north, the City of Los Angeles to the east, and the coastal zone portion of the Santa Monica Mountains to the south (see figure to the right). The US 101 Freeway is the major transportation corridor that provides regional access to the North Area.



**PROJECT SUMMARY**

The County is proposing comprehensive updates to the policies within the SMM North Area Plan and to development standards in the accompanying Community Standards District. The SMM North Area Plan is a component of the County's General Plan with focused objectives and policies for the SMM North Area. The Community Standards District implements the policies of the SMM North Area Plan and includes development standards that are specific to the SMM North Area. The updates are proposed to address concerns that have developed since the adoption of the existing North Area Plan in 2000, to strengthen existing environmental resources policies, and to identify policies and standards that continue to support the community's rural and semirural lifestyle. In addition, the County is updating the existing SMM North Area Plan and Community Standards District to be in alignment on many of the environmental protection policies in the Santa Monica Mountains Local Coastal Program. Land use regulations and environmental protections in the coastal zone and in the SMM North Area should be consistent for these two areas within the Santa Monica Mountains. Lastly, some of the existing SMM North Area Plan policies adopted in 2000 have not been implemented in the Community Standards District, including development standards for signs, vegetation management, and water resources protections; these issues will be addressed in the proposed updates.

**PUBLIC REVIEW PERIOD**

In accordance with Section 15105 of the State CEQA Guidelines, the County has scheduled a 45-day public review period for the DEIR. **The formal public review period will start on May 15, 2020 and end on June 30, 2020.**

**PUBLIC COMMENTS**

Please submit all written comment letters no later than 5:00 p.m. on June 30, 2020.

**Please send by mail to the following address:**  
Los Angeles County Department of Regional Planning  
Attn: Thuy Hua  
320 W. Temple Street, 13th Floor  
Los Angeles, CA 90012

**For email submittal of your comment letter, send to:** [smmnortharea@planning.lacounty.gov](mailto:smmnortharea@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.***

**PUBLIC MEETING**

The County will conduct one online public meeting to present results of the DEIR findings and solicit comments from interested parties on the findings of the DEIR. All interested parties are invited to participate in the public meeting.

**June 11, 2020  
5:00 p.m.  
Online meeting**

Visit <http://planning.lacounty.gov/smmnap> or call (213) 974-6465 for more meeting information.

**AVAILABILITY OF MATERIALS**

Digital copies of the DEIR are available on the project website at: <http://planning.lacounty.gov/smmnap>. The DEIR will also be available for review at the Los Angeles County Department of Regional Planning office located at 320 W. Temple Street 13<sup>th</sup> Flr, Los Angeles, CA 90012 once Governor Newsom's COVID-19 "stay-at-home" order is lifted.