



# 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 ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING**

**DATE:** January 25, 2022

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

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, section 15082(a) of the California Code of Regulations

The County of Los Angeles (“County”) is the lead agency pursuant to the California Environmental Quality Act (“CEQA”) and intends to prepare an Environmental Impact Report (“EIR”) for the proposed project identified below. The County has prepared this Notice of Preparation (“NOP”) to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

**AGENCIES:** The County requests your agency’s views on the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the proposed project, in accordance with Title 14, section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT & PERMIT(S):** “Griswold Residential” / Project No. 2020-001386 / Vesting Tentative Tract Map No. 83183 (RPPL 2020004447), Conditional Use Permit No. RPPL 2021005384, Environmental Assessment No. RPPL 2020004450

**PROJECT APPLICANT:** MLC Holdings, Inc., 5 Peters Canyon Road, Suite 310, Irvine, CA 92606

**PROJECT LOCATION:**

The project site is located at 16209 East San Bernardino Road, Covina, CA (APN: 8435-006-900) in the unincorporated area of East Irwindale in the County. The project site is directly north of the intersection of San Bernardino Road and North Woodgrove Avenue.

The project area is surrounded by the City of Covina to the east; City of Baldwin Park to the west; City of Irwindale to the north; and City of West Covina to the south. Regional access is provided via Interstate 10 (I-10) located approximately one mile to the south and State Route 39 (SR-39), approximately one mile to the east. Local access is provided by East San Bernardino Road. The Union Pacific Railroad, utilized by the Metrolink San Bernardino Line, is located immediately to the north of the project site.



**PROJECT DESCRIPTION:**

The project would demolish the existing buildings (the Griswold School) and associated accessory structures on the site and would develop the site with 68 detached condominium residential units, two common open space areas, stormwater infrastructure, and private driveways and fire lanes. The proposed project would have a density of 7.16 dwelling units per net acre. Each residential unit includes a two-car garage. A total of 43 on-site guest parking spaces, including three accessible (ADA) parking spaces, are proposed.

The proposed residential development entails 68 detached condominium residential units within one multi-family lot, with private driveways and outdoor areas. All residential units would have front and rear yard space and would be accessed from the project's internal private driveways and fire lanes. The two-story residential units would range in size from approximately 1,677 square feet to 2,300 square feet and not exceed a maximum of 25 feet in height. The project includes two common open space areas that would be used for passive recreation and landscaping. The primary open space area is the Central Park with a tot lot located at the south end of the property. A secondary open space area would be located along the north end of the property adjacent to the Metrolink line and is designed for passive recreation and landscaping. The secondary open space area would contain a walking path, bench seating, picnic tables, and a community dog bag station, which would be separated from the Metrolink San Bernardino Line to the north of the site by a 6-foot-high concrete sound wall. The project would also include approximately 231 new trees. In addition, a designated area adjacent to East San Bernardino Road would be developed with underground biofiltration basins and landscaping. The project includes six-foot-high concrete walls on the western, northern, and eastern boundaries of the project site. There would be interior walls (6-foot CMU on block edges and 5'6" vinyl fence between units). The project would also relocate the existing Foothill Transportation bus stop on East San Bernardino Road to the east of the proposed driveway.

The discretionary actions to be considered by the County as part of the proposed project include:

- Vesting Tentative Tract Map to create one (1) multi-family lot developed with 68 detached residential condominium units on 9.5 net acres.
- Conditional Use Permit to allow for grading in excess of 100,000 cubic yards (98,434 cubic yards of cut and 98,434 cubic yards of fill to be balanced on-site).

### **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

Based on a preliminary review of the proposed project consistent with section 15060 of the CEQA Guidelines, the County has determined that an EIR should be prepared for this proposed project. In addition, consistent with section 15082 of the CEQA Guidelines, the County has identified the following probable environmental effects of the project, which will be addressed in the EIR for this project:

- Transportation and Traffic
- Mandatory Findings of Significance

The County has determined that there is not a likelihood of potentially significant effects related to the following environmental topics:

- Aesthetics
- Agricultural/Forestry Resources
- Air Quality
- Biological Resources

- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The County proposes that the EIR indicate the reasons why these effects were determined not to be significant and are therefore not addressed in detail in the EIR.

**NOTICE OF SCOPING MEETING:** The County will conduct a virtual public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR.

All interested parties are invited to attend the virtual scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meeting will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR. The Scoping Meeting will be held on February 10, 2022 at 6:00 p.m. (Pacific Time) at the following location:

<b>VIRTUAL SCOPING MEETING:</b>	<p style="text-align: center;"><b>Thursday, February 10, 2022</b></p> <p style="text-align: center;"><b>6:00 p.m. (Pacific Time) - Via Zoom Meeting</b></p> <p>Please click the link below to join the webinar: <a href="https://zoom.us/j/93366355934">https://zoom.us/j/93366355934</a></p> <p>Or One tap mobile : US: +16699006833, 93366355934# or +12532158782, 93366355934#</p> <p>Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)</p>
---------------------------------	--

	Webinar ID: 933 6635 5934 International numbers available: <a href="https://zoom.us/j/93366355934">https://zoom.us/j/93366355934</a>
--	---

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of the scheduled meeting to [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov).

**PUBLIC REVIEW PERIOD:** The County has determined to make this NOP available for public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the NOP begins on February 1, 2022 and ends on March 3, 2022.

Written comments must be received or postmarked by March 3, 2022.

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please direct all written comments to the following address:

Lynda Hikichi  
County of Los Angeles  
Department of Regional Planning  
Subdivisions Section  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012  
Tel: (213) 974-6411  
Fax: (213) 626-0434  
[lhikichi@planning.lacounty.gov](mailto:lhikichi@planning.lacounty.gov)

All written responses will be included as Appendices in the Draft EIR and their contents considered in accordance with State and County environmental guidelines.

**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available for public review at the Los Angeles County Department of Regional Planning's ("Regional Planning's") website at:

<https://planning.lacounty.gov/ceqa/notices>

The public is also encouraged to visit the Regional Planning's website to review the project information at: <https://planning.lacounty.gov/case/view/tr83183>.

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

Si necesita más información por favor llame al (213) 974-6411.