



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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## **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

**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 the 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.

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

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County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012  
Tel: (213) 974-6425  
Fax: (213) 626-0434  
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.

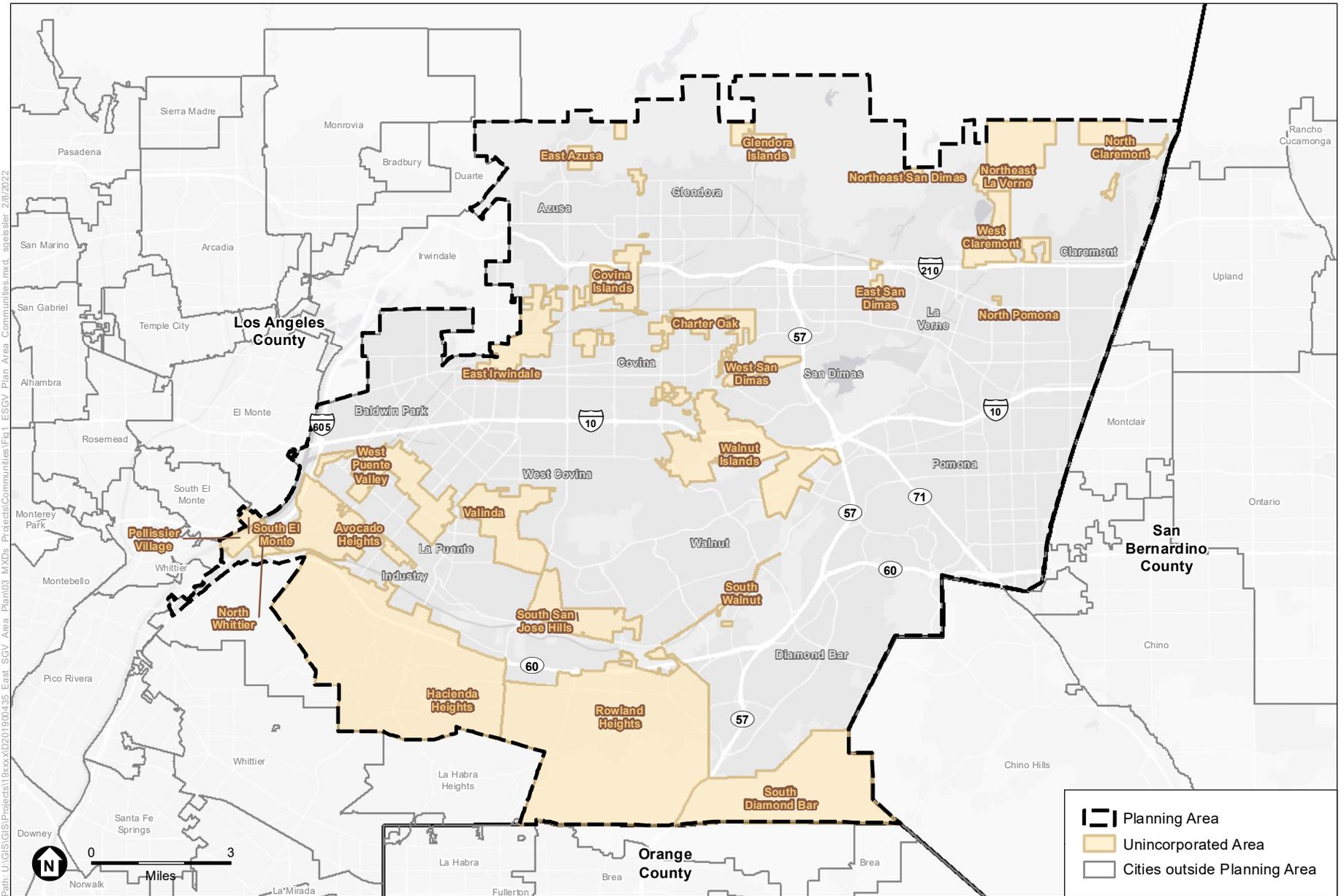
For more information about the East San Gabriel Valley Area Plan and Programmatic Environmental Impact Report (PEIR) visit: [planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/) or email [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) or call (213) 974-6425 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

