

**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 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.

#### 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.

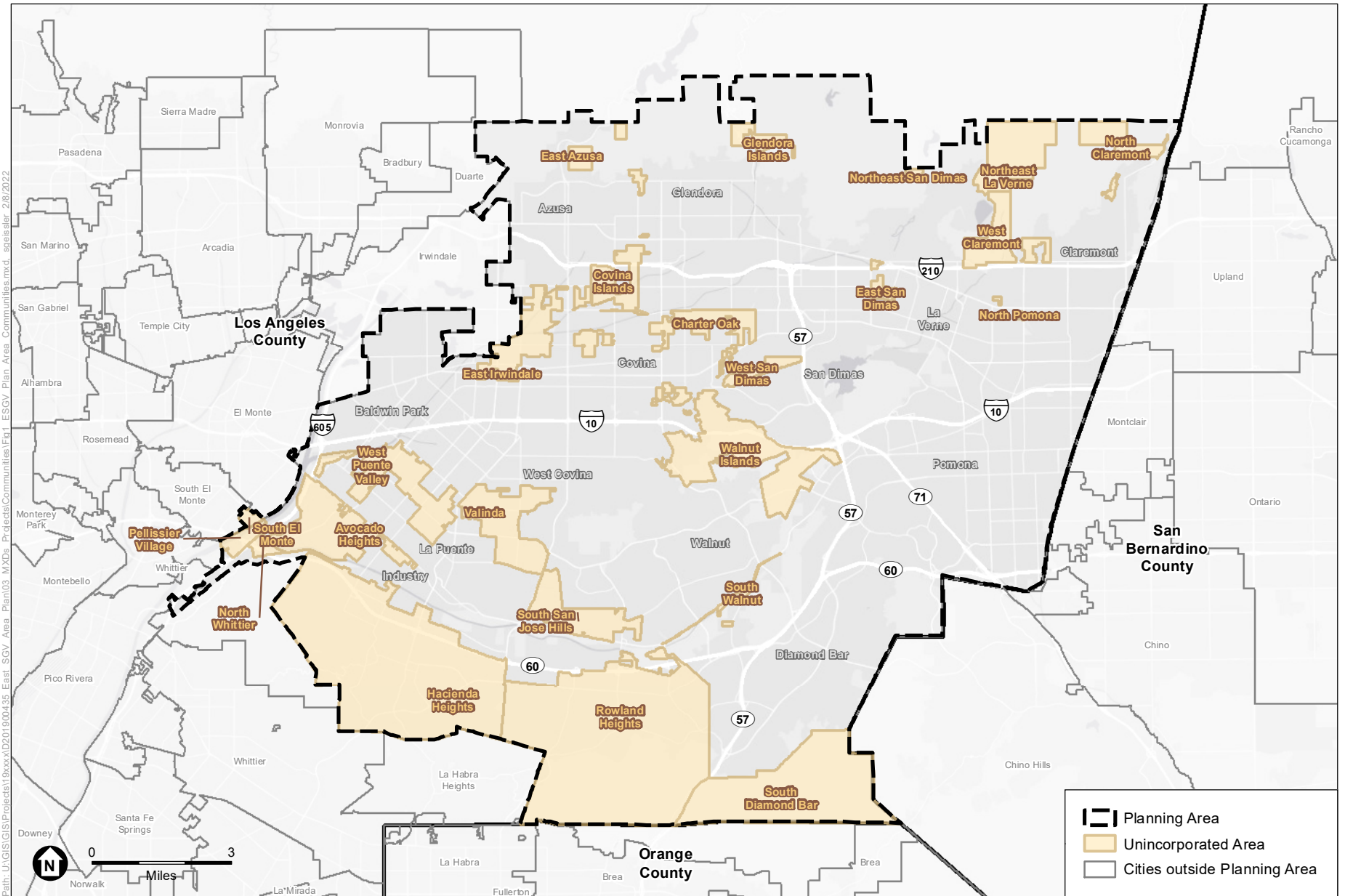
For more information about the East San Gabriel Valley Area Plan and Programmatic Environmental Impact Report (PEIR) visit: [planning.lacounty.gov/site/esgvap/](http://planning.lacounty.gov/site/esgvap/) or email [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) or call (213) 974-6425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



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

East San Gabriel Valley Area Plan

**Figure 1**  
ESGVAP Communities

