



CITY OF LAVERNE CITY HALL

3660 "D" Street, LaVerne, California 91750

NOTICE OF PREPARATION AND SCOPING MEETING

DATE: March 30, 2023

SUBJECT: Notice of Preparation (NOP) and Scoping Meeting for the La Verne General Plan and Zoning Ordinance Update Environmental Impact Report

TO: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations, Members of the Public, and the county clerk

LEAD AGENCY: City of La Verne, Community Development Department

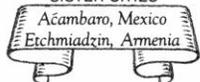
PROJECT TITLE: City of La Verne General Plan and Zoning Ordinance Update

NOTICE IS HEREBY GIVEN that the City of La Verne will prepare an Environmental Impact Report (EIR) for the City of La Verne General Plan and Zoning Ordinance Update. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines § 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

The City determined that the proposed project would require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this Notice of Preparation (NOP). Consistent with § 15168 of the State CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the project at a programmatic level. The proposed project is a long-term plan consisting of policies that will guide future development activities and City actions and an update to the Zoning Ordinance to support policy implementation. No specific development projects are proposed as part of this General Plan and Zoning Ordinance Update. However, the program EIR can serve to streamline environmental review of future projects.

Notice of Preparation 30-Day Comment Period: The City of La Verne, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code § 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on March 30, 2023 and end on April 28, 2023.

SISTER CITIES



General Administration 909/596-8726 • Water Customer Service 909/596-8744 • Parks & Community Services 909/596-8700
Public Works 909/596-8741 • Finance 909/596-8716 • Planning 909/596-8706 • Building 909/596-8713
Fax 909/596-8737

Comments in response to this notice must be submitted in writing at the address or email below by the close of the 30-day NOP review period, which is 6:00 PM on April 28, 2023:

Candice Bowcock, Principal Planner
City of La Verne
3660 D Street
La Verne, CA 91750
Planning@cityoflaverne.org

Scoping Meeting: The City will hold a scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the EIR. The date, time and place of the meeting is as follows:

April 19, 2023
6:00 p.m. to 7:00 p.m.
City of La Verne
3660 D Street
La Verne, CA 91750

Public Agency Approvals: The City Council is the final decision-making body for the General Plan and Zoning Ordinance Update. Before the City Council considers the proposed project, the Planning Commission will review it and make recommendations to City Council. While other agencies may be consulted during the General Plan and Zoning Ordinance Update process, their approval is not required for adoption of the General Plan and Zoning Ordinance Update. However, subsequent development under the General Plan and Zoning Ordinance Update may require approval of state, federal and responsible trustee agencies that may rely on the programmatic EIR for decisions in their areas of expertise.

Project-Related Documents: Extensive outreach has been conducted with the La Verne community as part of the General Plan and Zoning Ordinance Update process, including coordination with the City's General Plan Advisory Committee (GPAC). Additionally, the La Verne Planning Commission and City Council have received periodic public briefings regarding the General Plan and Zoning Ordinance Update. La Verne's existing General Plan documents and materials for the General Plan and Zoning Ordinance Update and Program EIR, including the Existing Conditions Report, Community Vision Statement, GPAC meeting materials, and public presentations are available at: <https://laverne.generalplan.org/>

PROJECT LOCATION

As shown on Figure 1, the City of La Verne is located at the eastern edge of the San Gabriel Valley in Los Angeles County, approximately 30 miles east of Los Angeles and approximately 23 miles east of Pasadena. The City is located adjacent to the San Gabriel Mountains. State Route 210 runs through the City, with the City lying approximately two miles north of Interstate 10 and three miles east of State Route 57.

The Planning Area is the geographic area for which the Plan provides a framework for long-term growth and resource conservation. State law requires the Plan to include all territory within La Verne's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure 2, includes the entire city limits (approximately 5,450 acres) as well as the City of La Verne's Sphere of Influence (approximately 1,500 acres); the entire Planning Area is approximately 6,950 acres (10.5 square miles).

PROJECT DESCRIPTION

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The General Plan must include land use, circulation, housing, conservation, open space, air quality, noise, safety, and environmental justice elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area; the City of La Verne is not required to prepare an environmental justice element. The City's 2021-2029 Housing Element was adopted on November 21, 2022 and is not part of this update. Additional elements that relate to the physical development of the City may also be addressed in the General Plan. The degree of specificity and level of detail of the discussion of each General Plan Element need only reflect local conditions and circumstances. The City of La Verne is preparing a comprehensive update to its existing General Plan. The General Plan is being prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The La Verne General Plan will include all of the State-mandated elements, and will address five optional topics: Community Design, Community Services and Facilities, Economic Development, Fiscal Sustainability, and Health and Wellness.

The updated La Verne General Plan is expected to be adopted in 2024 and will guide the City's development and conservation through land use objectives and policy guidance. The General Plan is intended to be an expression of the community's vision for the City and Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The La Verne General Plan will include a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 3). The revisions to the Land Use Map will include simplifying how Specific Plans are shown on the map through utilization of the new Specific Plan – Residential and Specific Plan – Mixed-Use land use designations and various other updates to reflect amendments to the land use map reviewed and approved since the last comprehensive update. A new Very High Density Residential land use category allowing for up to 32 dwelling units per acre will also be provided for potential future development. The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the General Plan.

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions. The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the City must take to

achieve the goals in the General Plan. It is important to note that policies are guides for decision makers, not decisions themselves. Action items are steps or actions the City should take to implement the General Plan.

The La Verne General Plan Update is intended to reflect the desires and vision of La Verne residents, businesses, the Planning Commission, and City Council. The following objectives were identified for the proposed update to the General Plan:

1. Reflect the current goals and vision and address issues and concerns expressed by city residents, businesses, decision-makers, and other stakeholders;
2. Celebrate La Verne's family-oriented environment, character, and sense of community;
3. Provide a range of high-quality housing options;
4. Accommodate new growth around the future Metro L Line Station and along the community's transportation corridors;
5. Support the initiatives of community partners including the University of La Verne;
6. Attract and retain businesses and industries that provide high-quality and high-paying jobs so that residents can live and work in La Verne;
7. Expand retail opportunities to provide better local services and increased sales tax revenues;
8. Continue to maintain the road network and improve active transportation opportunities;
9. Maintain strong fiscal sustainability and continue to provide efficient and adequate public services; and
10. Address new requirements of State law.

The City's Zoning Ordinance, codified in Title 18, Zoning of the City of La Verne Municipal Code, is to designate and regulate, the best location, use and design of buildings, structures and land for residence, commerce, trade, industry, water conservation, environmental preservation, or other purposes in appropriate places and in accordance with the La Verne General Plan. The City's Zoning Ordinance is the tool for implementing the City General Plan, and by State law, must be consistent with the General Plan. Thus, the Zoning Ordinance update revisions will ensure consistency with the revised General Plan.

GENERAL PLAN BUILDOUT SUMMARY

The EIR will evaluate the anticipated development that could occur within the Planning Area if every parcel developed at the densities and intensities expected under the General Plan. While no specific development projects are proposed as part of the La Verne General Plan Update, the General Plan will accommodate future growth in La Verne, including new businesses, expansion of existing businesses, and new residential uses. No new development is anticipated within the Sphere of Influence. The buildout analysis assumes a 20-year planning horizon, and 2045 is to be the full buildout year of the General Plan (the point at which all parcels in the City are developed according to their General Plan land use designation).

Table 1 provides a statistical summary of the buildout potential associated with the Proposed Land Use Map compared to existing on-the-ground conditions and the currently adopted General Plan.

Table 1 Buildout Statistical Summary

	Housing Units	Population	Nonresidential Square Footage	Jobs	Jobs per Housing Unit
Existing Conditions (3/3/23)	11,700	32,300	5,500,000	11,300	0.96
Current General Plan	12,900	35,600	7,500,000	15,000	1.16
Proposed Land Use Map	14,400	37,500	8,000,000	16,500	1.14
New Growth Potential Over Existing Conditions	2,700	5,200	2,500,000	5,200	N/A
New Growth Potential Over Current General Plan	1,500	1,900	500,000	1,500	N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The proposed project could potentially affect the following environmental factors, and each will be addressed in the EIR:

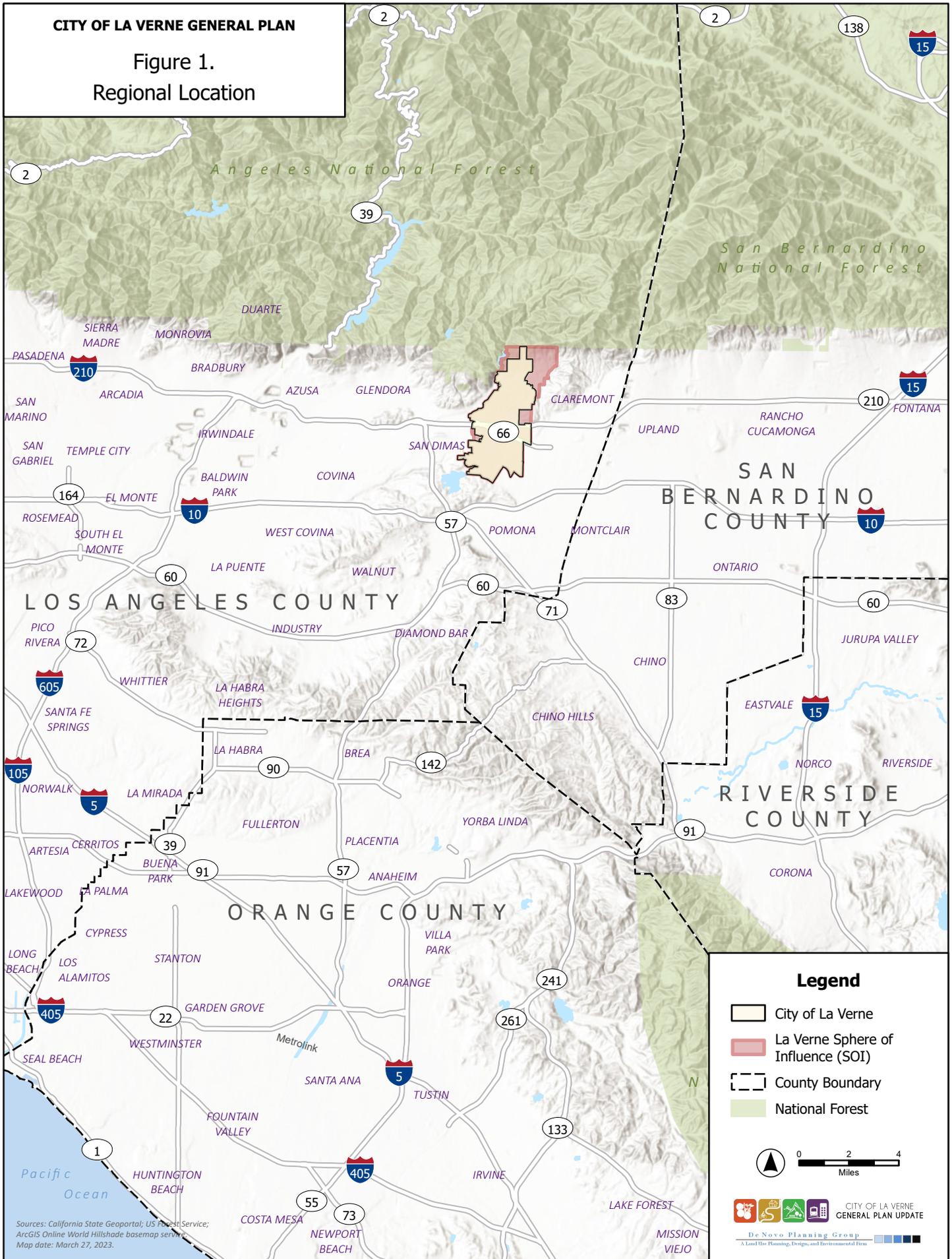
- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires
- Mandatory Findings of Significance

ATTACHMENTS

- » Figure 1: Regional Location
- » Figure 2: General Plan Planning Area
- » Figure 3: General Plan Update Land Use Map

CITY OF LA VERNE GENERAL PLAN

**Figure 1.
Regional Location**



Sources: California State Geoportail; US Forest Service; ArcGIS Online World Hillshade basemap service; Map date: March 27, 2023.

Legend

- City of La Verne
- La Verne Sphere of Influence (SOI)
- County Boundary
- National Forest

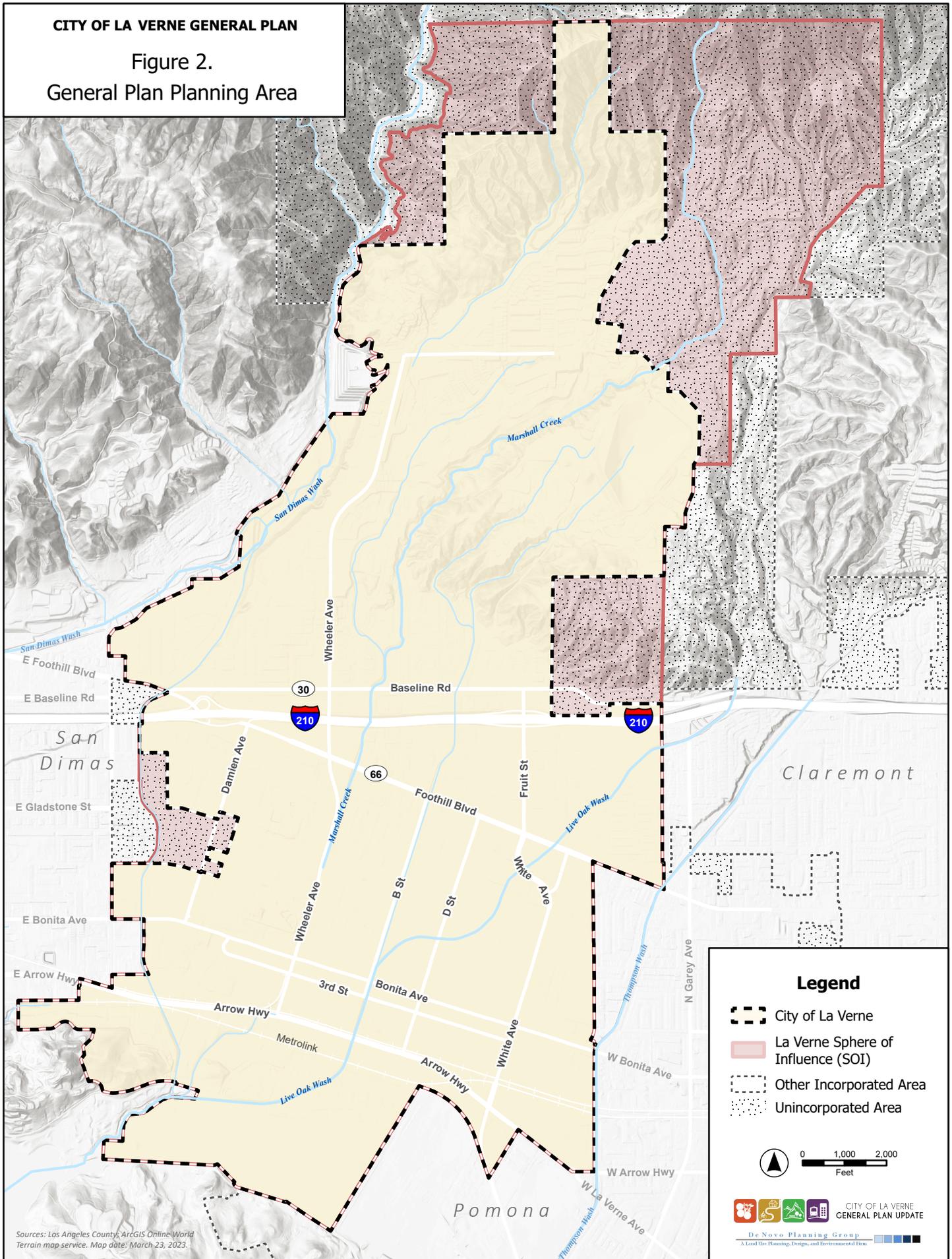
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CITY OF LA VERNE
GENERAL PLAN UPDATE

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

CITY OF LA VERNE GENERAL PLAN

**Figure 2.
General Plan Planning Area**



Sources: Los Angeles County, ArcGIS Online World Terrain map service. Map date: March 23, 2023.

Legend

- City of La Verne
- La Verne Sphere of Influence (SOI)
- Other Incorporated Area
- Unincorporated Area

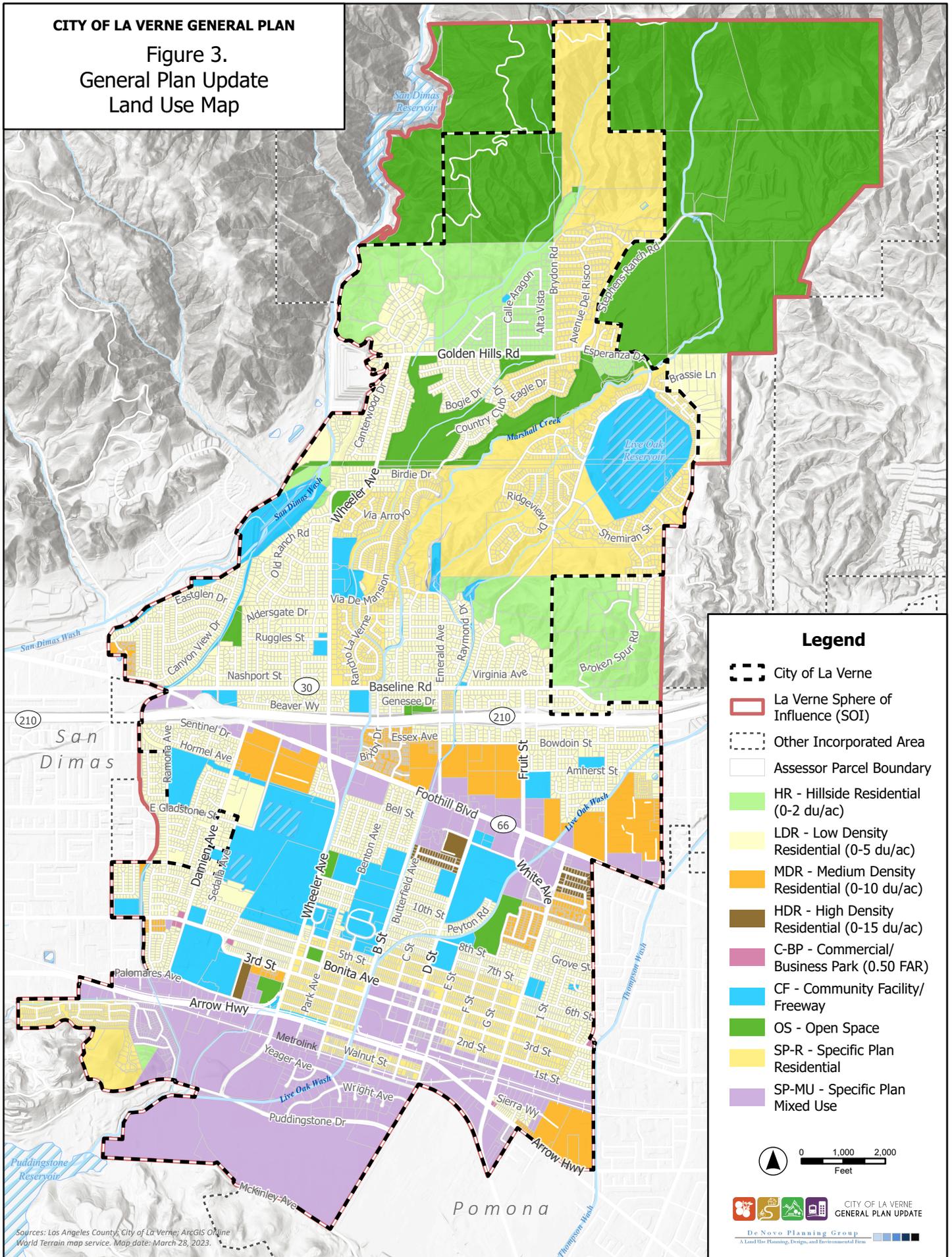
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CITY OF LA VERNE GENERAL PLAN UPDATE

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CITY OF LA VERNE GENERAL PLAN

**Figure 3.
General Plan Update
Land Use Map**



Legend

- City of La Verne
- La Verne Sphere of Influence (SOI)
- Other Incorporated Area
- Assessor Parcel Boundary
- HR - Hillside Residential (0-2 du/ac)
- LDR - Low Density Residential (0-5 du/ac)
- MDR - Medium Density Residential (0-10 du/ac)
- HDR - High Density Residential (0-15 du/ac)
- C-BP - Commercial/Business Park (0.50 FAR)
- CF - Community Facility/Freeway
- OS - Open Space
- SP-R - Specific Plan Residential
- SP-MU - Specific Plan Mixed Use

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CITY OF LA VERNE GENERAL PLAN UPDATE
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Sources: Los Angeles County, City of La Verne, ArcGIS Online World Terrain map service. Map date: March 28, 2023.