

**NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT AND
PUBLIC SCOPING MEETING**

DATE: November 14, 2023

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 for the West San Gabriel Valley Area Plan

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 West San Gabriel Valley Area Plan (WSGVAP, Area Plan, or Project). 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. The public comment period associated with the release of this NOP will commence on **Tuesday, November 14, 2023**, and end on **Friday, December 22, 2023**.

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: West San Gabriel Valley Area Plan

PROJECT/PERMIT NUMBERS: Project No. PRJ2023-003982
Environmental Assessment No. RPPL2023005884
Advance Planning Case No. RPPL2023005880
General Plan Amendment No. RPPL2023005882
Zone Change No. RPPL2023005883

PROJECT APPLICANT: Los Angeles County

PROJECT LOCATION. The West San Gabriel Valley (WSGV) Planning Area is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The WSGV Planning Area encompasses 23.2 square miles within the southeast portion of Los Angeles County and is bound by the Antelope Valley Planning Area and the San Gabriel Mountains to the north, the East San Gabriel Valley Area Planning Area to the east, the Gateway Planning Area to the south, and the Metro and San Fernando Valley Planning Areas to the west. The WSGV Planning Area includes the following nine unincorporated communities of the County: Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, Whittier Narrows, and South El Monte Island. Collectively, these communities are referred to as the "WSGVAP Communities." The WSGV Planning Area and its associated communities are identified on **Figure 1, Regional Location with WSGVAP Communities.**

PROJECT DESCRIPTION. The West San Gabriel Valley Area Plan (WSGVAP) is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the WSGV Planning Area and its communities. The WSGVAP is intended to guide long-term growth within the WSGV Planning Area by encouraging development of housing options and affordability, preserving/sustaining open space, protecting community health, safety, and general welfare, increasing access to community amenities, and promoting areas suitable for growth. Goals, policies, and implementation programs would be developed for the WSGVAP to support these objectives, especially to support smart growth and sustainable development throughout the WSGV Planning Area. The WSGVAP would execute these goals primarily through, but not limited to, the following Project components:

General Plan Amendment No. RPPL2023005882. The General Plan Amendment would establish the WSGVAP as part of the County General Plan. The WSGVAP would create goals and policies for the unincorporated area communities of Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, Whittier Narrows, and South El Monte Island. This new area plan includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use, Mobility, Conservation and Open Space, Public Services and Facilities, Economic Development, and Historic Preservation.
- Areawide Implementation Programs.
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Update and incorporation of the existing Altadena Community Plan into the WSGVAP as a community chapter.

- Updates to the land use policy map which, at the minimum, would:
 - 1) Incorporate the proposed land use policy changes as identified in the Housing Element;
 - 2) Maintain consistency between zoning and land use policy;
 - 3) Redesignate certain residential and commercial areas to facilitate additional housing and local-serving businesses; and
 - 4) Utilize the General Plan Land Use Legend.

Zone Change No. RPPL2023005883. The Zone Change would:

- Update the zoning map for the Project area to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County.
- Rezone certain A-1 parcels that are not currently used for agricultural purposes to R-A (Residential Agricultural), R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space) as well as rezone certain areas identified for growth along major corridors and near major transit stops as appropriate.

Advance Planning Case No. RPPL2023005880. Amend Title 22 (Planning and Zoning Code) 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. The proposed amendments to Title 22 would:

- Establish a Planning Area Standards District to reorganize development standards that are applicable to the unincorporated communities in the WSGV Planning Area under one division and establish new planning area wide standards and/or community-specific standards, as-needed.
- Assess, update, and revise the following existing community standards districts (CSDs): East Pasadena-East San Gabriel, La Crescenta-Montrose, Altadena, and South San Gabriel to bring them into conformance with the goals and policies of the Area Plan.

The WSGVAP anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the WSGVAP is anticipated to be fully developed by 2045.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT. As permitted by State CEQA Guidelines Section 15060(d), the County decided not to prepare an Initial Study and will begin work directly on the Draft PEIR because it has determined that a PEIR is required for the proposed Project. 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, Geology/Soils, Greenhouse Gas (GHG) Emissions, Hazards/Hazardous Materials,

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Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

NOTICE OF PUBLIC SCOPING MEETING. Consistent with Assembly Bill 361, which allows teleconference provisions for local agency meetings, the County will conduct one 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 WSGVAP, the environmental review process, and schedule. The Project’s Scoping Meeting will be held virtually, online via Zoom Webinar on **December 14th, starting at 6:30pm.**

The link below will take you to the virtual Scoping Meeting Webpage with instructions on joining the meeting:

planning.lacounty.gov/long-range-planning/wsgvap/documents/

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

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Department of Regional Planning
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Los Angeles, California 90012
Tel: (213) 974-6425
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DOCUMENT AVAILABILITY. The NOP for this Project is available for public review on the West San Gabriel Valley Area Plan website at the following locations:

planning.lacounty.gov/long-range-planning/wsgvap/documents/ or

planning.lacounty.gov/environmental-review/public-notice/ (under “Advance Planning Projects”)

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The NOP is also available for public review at the following public libraries:

Altadena Library	600 E Mariposa St	Altadena, CA	91001
Hastings Library	3325 E Orange Grove Blvd	Pasadena, CA	91107
La Crescenta Library	2809 Foothill Blvd	La Crescenta, CA	91214
Lamanda Park Library	140 S Altadena Drive	Pasadena, CA	91107
Live Oak Library	22 W Live Oak Ave	Arcadia, CA	91007
Montrose Library	2465 Honolulu Ave	Montrose, CA	91020
South El Monte Library	1430 North, Central Ave	South El Monte, CA	91733
Temple City Library	5939 Golden West Ave	Temple City, CA	91780

The hours of operation at each library vary. Please see the County library website to confirm this information before visiting: <https://lacountylibrary.org/>. For libraries not affiliated with the County, please confirm hours of operation using the library's website or phone line.

PROJECT WEBSITE. Visit the WSGVAP website for more information: <https://planning.lacounty.gov/long-range-planning/wsgvap/>.

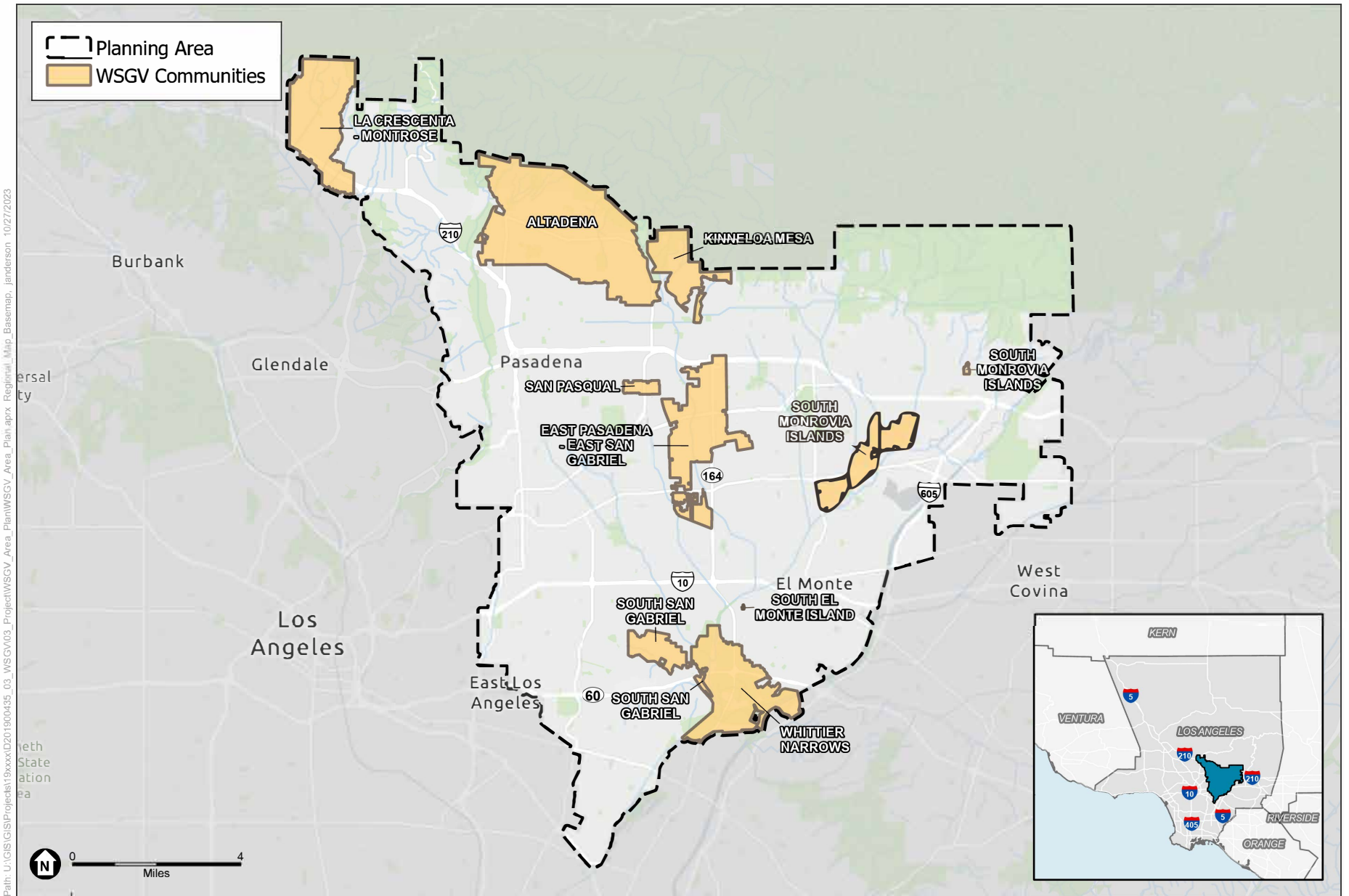
Thank you for your participation in the environmental review of this Project.

For more information about the West San Gabriel Valley Area Plan and Programmatic Environmental Impact Report (PEIR) visit: planning.lacounty.gov/long-range-planning/wsgvap/ or email wsgvap@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/long-range-planning/wsgvap/documents/ or planning.lacounty.gov/environmental-review/public-notice/.

Si desea conocer más información sobre el Plan del Área Oeste del Valle de San Gabriel y sobre el Informe Programático de Impacto Ambiental (PEIR, por sus siglas en inglés) visite la página web: planning.lacounty.gov/long-range-planning/wsgvap/, envíe un correo electrónico a wsgvap@planning.lacounty.gov o llame al (213) 974-6427 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/long-range-planning/wsgvap/documents/ o planning.lacounty.gov/environmental-review/public-notice/.

如需 West 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/long-range-planning/wsgvap/、傳送電郵至 wsgvap@planning.lacounty.gov 或致電(213)974-6427 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/long-range-planning/wsgvap/documents/ 或 planning.lacounty.gov/environmental-review/public-notice/。

ATTACHMENTS: **Figure 1: Regional Location with WSGVAP Communities**



SOURCE: Los Angeles DPR, 2023; ESA, 2023.

West San Gabriel Valley Area Plan

Regional Location with WSGVAP Communities