

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023110351

Project Title: West San Gabriel Valley Area Plan

Lead Agency: County of Los Angeles

Contact Name: Evan Sensibile, Regional Planner

Email: ESensibile@planning.lacounty.gov

Phone Number: 213.974.6425

Project Location: West San Gabriel Valley
City

Los Angeles
County

Project Description (Proposed actions, location, and/or consequences).

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 West San Gabriel Valley Planning Area and its communities. The WSGVAP provides a comprehensive planning vision for nine unincorporated communities addressed in six community-specific planning elements: Land Use Element; Mobility Element; Conservation and Open Space Element; Public Services and Facilities Element; Economic Development Element; and Historic Preservation Element. Each element establishes area-wide goals, policies, and implementation programs that would apply to the unincorporated communities in the WSGV Planning Area. The project would amend the Los Angeles County General Plan, update the land use and zoning maps in the WSGV Planning Area, and establish an ordinance that implements the area plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft PEIR identifies the following Project impacts to be significant and unavoidable, even with implementation of feasible mitigation measures: aesthetics, air quality, biological resources, cultural resources, noise, and transportation. The following mitigation measures are incorporated to help reduce impacts related to biological resources: Mitigation Measure 4.4-1 Aquatic Resources and Mitigation Measure 4.4-2 Nesting Birds. Impacts related to aquatic resources and nesting birds would be less than significant after application of mitigation measures. The following mitigation measures are incorporated to help reduce impacts to cultural resources: Mitigation Measure 4.5-1 Historic Built Resources, Mitigation Measure 4.5-2 Archaeological Resources Assessment, Mitigation Measure 4.5-3 Construction Worker Cultural Resources Sensitivity Training, Mitigation Measure 4.5-4 Archaeological Resources Discoveries, Mitigation Measure 4.5-5 Treatment of Archaeological Resources, Mitigation Measure 4.5-6 Curation and Disposition of Cultural Materials, Mitigation Measure 4.5-7 Paleontological Resources Assessment and Monitoring, Mitigation Measure 4.5-8 Paleontological Resources Sensitivity Training, Mitigation Measure 4.5-9 Paleontological Discoveries, Mitigation Measure 4.5-10 Human Remains Discoveries. However, impacts related to historical resources and cumulative impacts related to archaeological resources and historical resources would remain significant and unavoidable after application of mitigation measures. The following mitigation measures are incorporated to help reduce impacts to noise: Mitigation Measure 4.13-1 Commercial/Industrial/Accessory Commercial Unit Operational Noise, Mitigation Measure 4.13-2 Construction Noise, and Mitigation Measure 4.13-3 Construction Vibration. However, impacts related to noise would remain significant and unavoidable after application of mitigation measures. The following mitigation measures are incorporated to help reduce transportation impacts: Mitigation Measure 4.17-1 VMT Reduction and Mitigation Measure 4.17-2 TDM Strategies. However, impacts related to VMT and cumulative VMT would remain significant and unavoidable after application of mitigation measures. The following mitigation measure is incorporated to help reduce impacts to tribal cultural resources: Mitigation Measure 4.18-1 Tribal Cultural Resources. Impacts related to tribal cultural resources would be reduced to less than significant with implementation of the mitigation measure.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on the Notice of Preparation scoping process, the primary areas of controversy known to the County included potential impacts to:

- Lighting and dark skies (Section 4.1, Aesthetics);
- How to facilitate the types of permitted activities listed as under the Urban Agriculture Incentive Zone Program within the Plan Area (Section 4.2, Agricultural and Forestry Resources and Section 4.11, Land Use and Planning);
- Streamlining and facilitating urban farming within the Plan Area (Section 4.2, Agricultural and Forestry Resources);
- Guidance from SCAQMD regarding air quality analysis (Section 4.3, Air Quality);
- Wildlife movement and habitat within the Plan Area (Section 4.4, Biological Resources);
- Lighting impacts to biological resources (Section 4.4, Biological Resources);
- Guidance from SCAQMD regarding greenhouse gas emission analysis (Section 4.8, Greenhouse Gas Emissions); and
- Guidance from County of Los Angeles Department of Parks and Recreation on park and recreation facilities (Section 4.16, Recreation).

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
State Lands Commission
State Department of Parks and Recreation