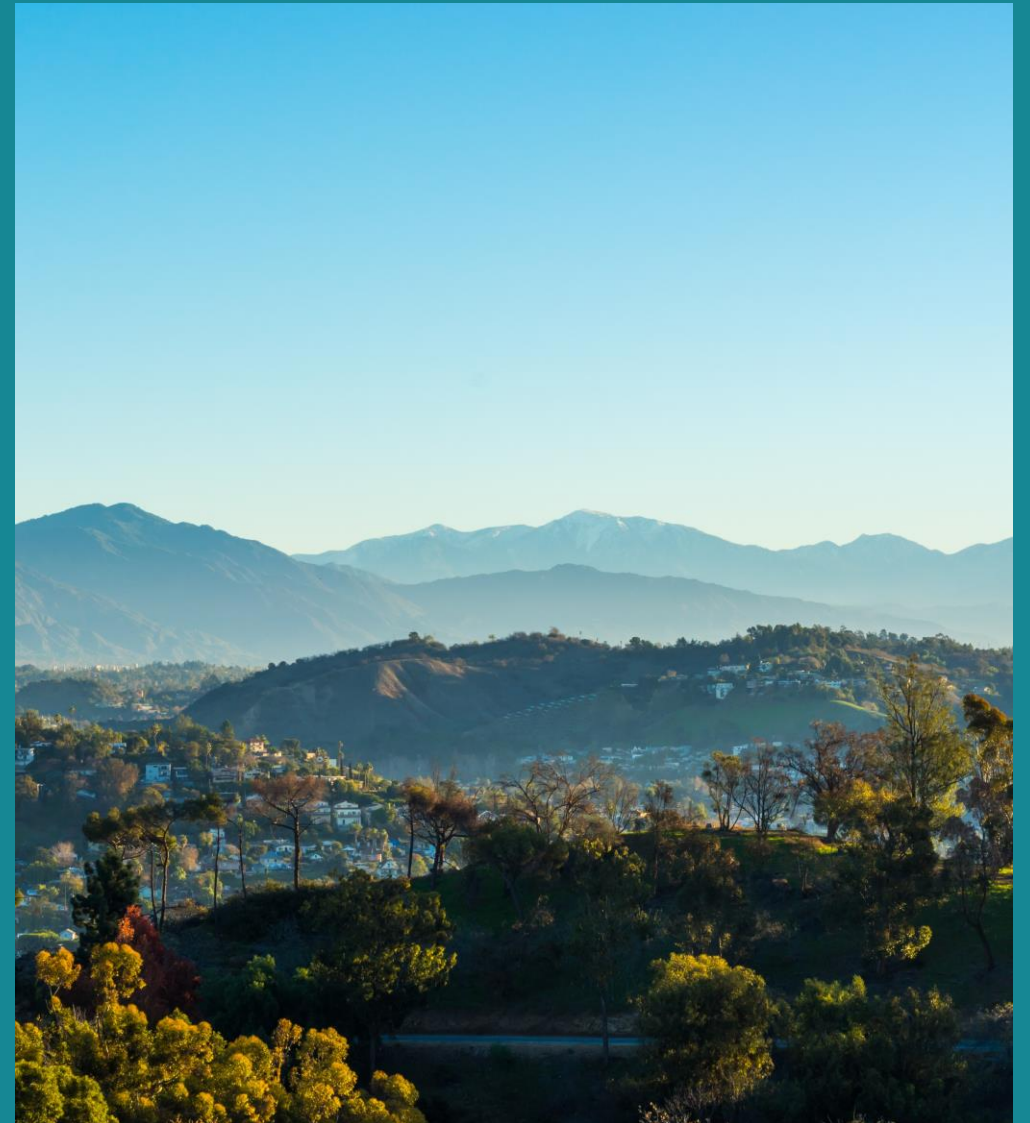




# EAST SAN GABRIEL VALLEY AREA PLAN

Draft Program Environmental Impact  
Report

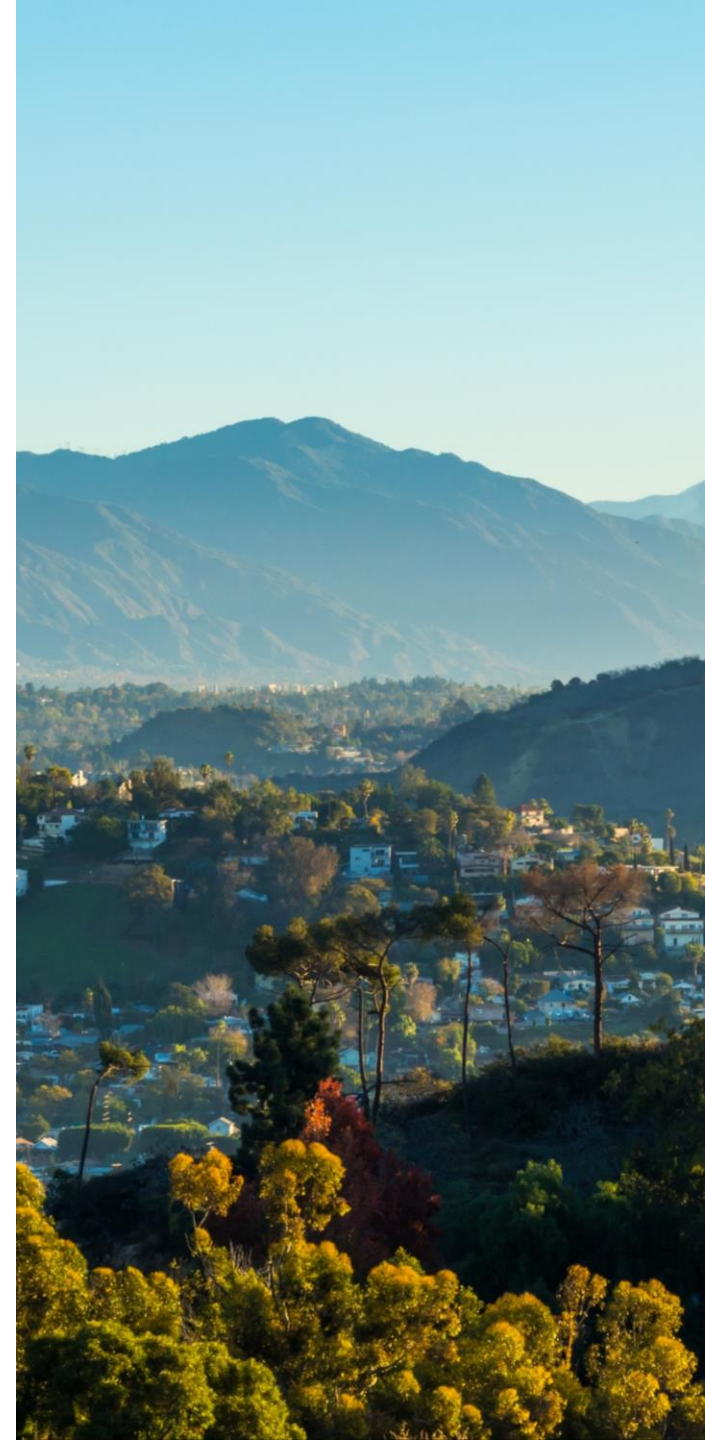
Public Workshop  
March 9, 2023





# East San Gabriel Valley Area Plan Draft Program Environmental Impact Report

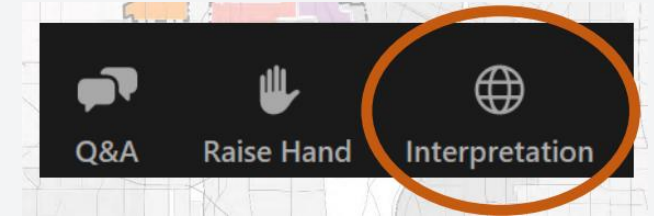
Public Workshop  
March 9, 2023



# Meeting Format Overview

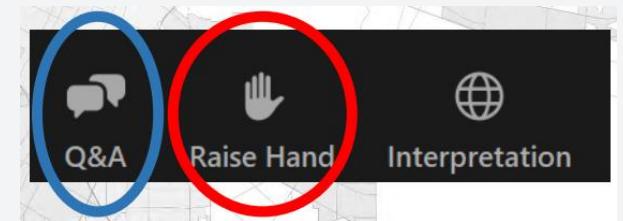
## Presentation

- Participants will be muted
- Meeting will be recorded
- Spanish and Chinese translation is available during the meeting
  - Click globe icon located at the bottom of your screen to listen in another language.
  - English speakers should choose the English option.



## Public Comment Period

- Raise your virtual hand to speak
  - Raise hand function is located at the bottom of your screen
- Use Q&A tool to submit questions
  - Click Q&A icon located at the bottom of your screen
    - Type your message in the new chat box



# Introductions

**Lead Agency:** Los Angeles County Department of Regional Planning

- Mi Kim, Supervising Regional Planner
- Adrine Arakelian, Principal Regional Planner
- James Drevno, Senior Regional Planner
- Evan Sensibile, Regional Planner
- Katrina Castañeda, Regional Planner

**Consultant:** Environmental Science Associates

- Marlie Long, Co - Project Manager

# Agenda

- Purpose of Meeting
- Proposed Project Overview
- California Environmental Quality Act (CEQA) Overview
- How to Provide Comments
  - Verbal Comments (Today)
  - Written Comments

# Agreements

## **Be Kind and Courteous to Each Other**

- Patience and understanding are important to ensure each person is heard. This is an environment for learning.

## **Respect Differences**

- Everyone is at a different level of understanding and that is okay. We have to respect each other and where we are in life. Try to monitor your tone and word choice as much as possible.

## **Be gracious**

- There is no wrong question or dumb question. To embark on this work, we have to trust each other, and a big part of trust is ensuring you are keeping the space safe.

## **Be Accountable and Receptive**

- If you have offended or feel you may have offended someone, take a moment and acknowledge and apologize.



# 1 Meeting Purpose

# Meeting Purpose

## Public Notification

- Notify the public that County of Los Angeles (County) has prepared a Draft Program Environmental Impact Report (PEIR) for the East San Gabriel Valley Area Plan Project

## Public Comment

- The purpose of the public meeting is to provide stakeholders, agencies and the public with an opportunity to provide comments on the content and analyses included in the Draft PEIR.





# **2 Proposed Project Overview**

# Project Objectives

- Encourage **diverse land use** and **housing options** and affordability;
- Foster **design** in harmony with residential character of the ESGV;
- Promote community development near **transportation** centers with options for housing, goods, entertainment, recreation, and services;
- Support **walkable communities** with safe convenient access to transit and linked by paths, greenways, and public space;
- Preserve rural and equestrian **character** of communities;
- Promote preservation and enhancement of **open space and conservation** areas.

# Project Location

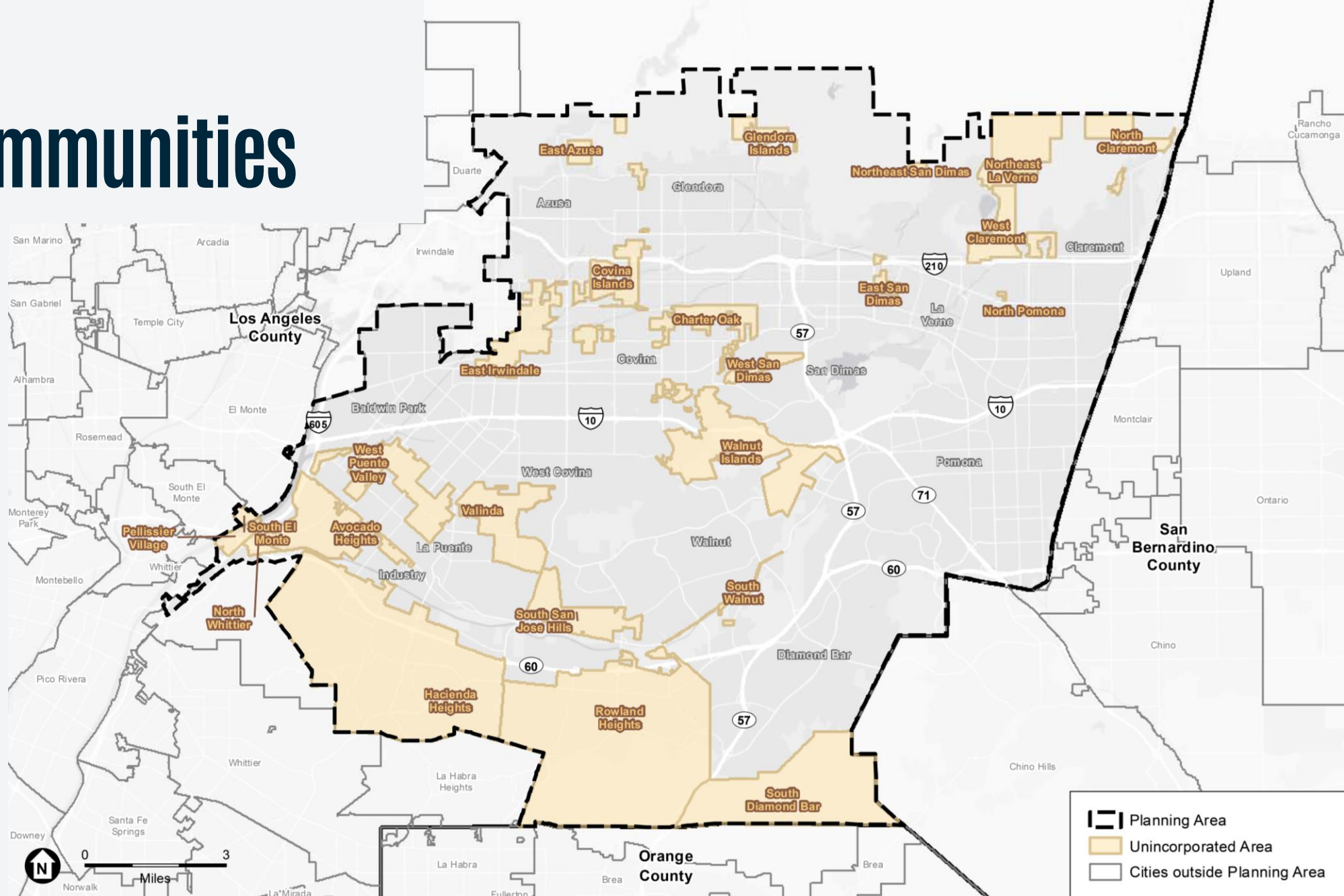
ESGV includes the following 24 unincorporated communities:

Avocado Heights	North Claremont	Valinda
Charter Oak	North Pomona	Walnut Islands
Covina Islands	Northeast La Verne	West Claremont
East Azusa	Northeast San Dimas	West Puente Valley
East Irwindale	Rowland Heights	West San Dimas
East San Dimas	South Diamond Bar	Pellissier Village
Glendora Islands	South San Jose Hills	Unincorporated South El Monte
Hacienda Heights	South Walnut	Unincorporated North Whittier

The Planning Area is located in the easternmost portions of the County, and totals approximately 32,826 acres (or 51.29 square miles).



# ESGVAP Communities





# Project Summary

The East San Gabriel Valley (ESGV) Area Plan is a community-based plan to guide regional growth and development in the ESGV Planning Area.

The **primary Project components** include the following:

- General Plan Amendment
- Zoning Map Changes
  - amend Planning and Zoning (Title 22) of the County Code
- Zoning Code Amendments
  - amend Planning and Zoning (Title 22) of the County Code

# Project Summary

ESGVAP provides a comprehensive planning vision for the 24 unincorporated communities in the ESGV in **6 Area-Wide Elements**:

- Land Use Element
- Economic Development Element
- Community Character and Design Element
- Natural Resources Conservation and Open Space Element
- Mobility Element
- Parks and Recreation

# Project Summary

ESGVAP includes **15 Community Chapters** to address community-specific needs:

1. Avocado Heights
2. Charter Oak
3. East San Dimas
4. Hacienda Heights
5. North Pomona
6. Pellissier Village
7. Rowland Heights
8. South Diamond Bar
9. South Walnut
10. Unincorporated North Whittier
11. Unincorporated South El Monte
12. San Jose Hills Communities (Walnut Islands, West San Dimas)
13. Northwestern Communities (Covina Islands, East Irwindale)
14. Southwestern Communities (South San Jose Hills, Valinda, West Puente Valley)
15. San Gabriel Mountains Foothill Communities (East Azusa, Glendora Islands, North Claremont, Northeast La Verne, Northeast San Dimas, and West Claremont)

# Project Vision

The following **7 principles** would shape the ESGVAP to create a planning area that supports:

- Sustainable Growth Patterns
- Diverse, Walkable Communities
- Connected and Active Communities
- Thriving Economy and Workforce
- Shared Community Identity and Character
- Sustainable Built and Natural Environment
- Informed, Empowered, and Environmental Just Communities



# General Plan Amendment

ESGVAP is a comprehensive policy document for the **24 unincorporated communities** that will include:

- Area-wide goals and policies for the 6 Areawide Elements and 15 Community Chapters.
- Area-wide Implementation Program.
- Updates to Land Use Policy Map to implement ESGVAP goals and policies, remove inconsistencies, and convert all land use categories to General Plan Land Use Legend.

# General Plan Amendment

- Update policies and programs of the **Rowland Heights Community Plan and Hacienda Heights Community Plan** and incorporate 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.**

# 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 fall under two primary categories:

- Category 1: Changes for Consistency
- Category 2: Changes for Increased Diversity of Housing and Land Uses

# Category 1: Changes for Consistency

- This category accounts for most of the proposed zone changes.
- Removes administrative barriers and corrects land use/zone categories for properties where inconsistencies exist and where multiple designations exist on one parcel.
- Updated land use and/or zone is consistent with the existing use and with neighboring uses.
- The predominate zone changes under this category fall under **A-1 (Light Agriculture) to R-A (Residential Agricultural) and R-1 (Single-Family Residence)**



# Category 1: Changes for Consistency

The predominate zone changes under this category fall under **A-1 (Light Agriculture) to R-A (Residential Agricultural) and R-1 (Single-Family Residence)**

- In residential subdivisions, A-1 legacy zoning to R-1 to reflect the existing residential use on the ground and the existing General Plan land use category.
- Certain residential areas updated to R-A, depending on their lot sizes, to make sure uses remain residential with compatible agriculture use.
- Development standards remain the same.
- Agricultural, rural, and equestrian areas can maintain the current A zoning as needed.

# Category 2: Changes for Increased Diversity of Housing and Land Uses

- **Zone changes that allow for additional housing types and land uses:**
  - Areas that are within 1 mile of major transit stops.
  - Areas within 1/2 mile of High-Quality Transit Areas as designated by Southern California Association of Governments (SCAG).
  - Areas near major local commercial centers and corridors.
- **Changes Required by Housing Element Update 2021-2029:**
  - The Housing Element is required to plan for how the County will accommodate housing needs. The State requires each jurisdiction to meet its housing needs and make land use changes to meet the need.
  - These changes have been adopted by the Board and are being implemented for the ESGV by the Area Plan.

# Category 2: Changes for Increased Diversity of Housing and Land Uses (cont.)

- The zone changes under this category include the following:
  - A-1 (Light Agriculture) to R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), or C-1 (Restricted Business)
  - R-A (Residential Agriculture) to R-2 (Two-Family Residence), or R-3 (Limited Multiple Residence)
  - R-1 (Single-Family Residence) to R-2 (Two-Family Residence)
  - C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (General Commercial), or C-H (Commercial Highway) to MXD (Mixed Use Development)

# 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 **Community Standards Districts (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**.



# Zoning Code Amendments (cont.)

- Update the existing **Rowland Heights CSD** to add, strengthen, and clarify development standards along commercial corridors that improve walkability, community structure design, signage, and landscaping.
- Provide updated grading and notification standards.
- Adjust the boundaries of **Avocado Heights and the Trailside Ranch Equestrian Districts** to create one consolidated equestrian district with clarified standards.

**3**

# **CEQA Overview**

# California Environmental Quality Act (CEQA)



Identify impacts to the environment

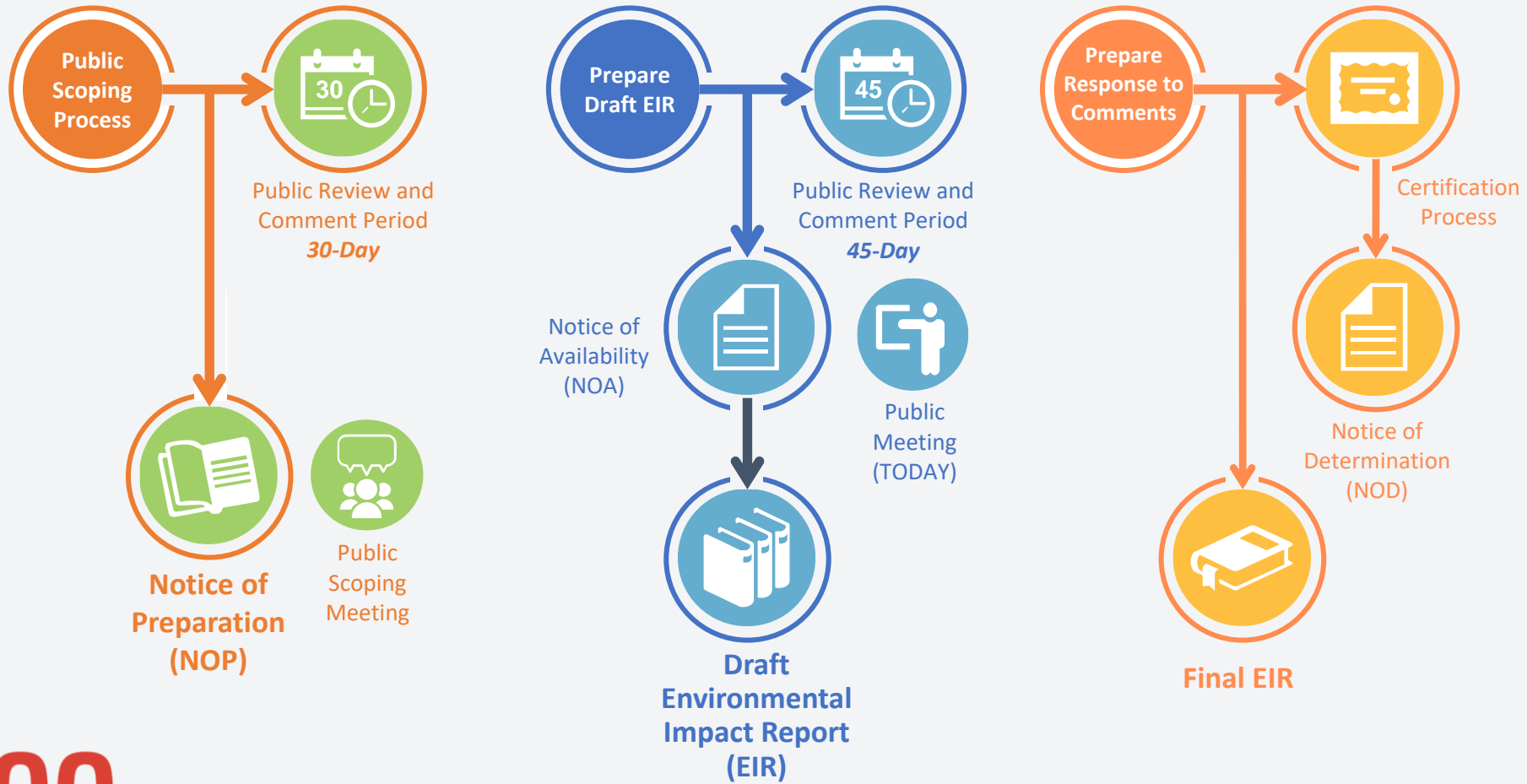


Identify feasible mitigation



Consider impacts before project approval

# CEQA EIR Process



# Contents of the Draft PEIR

Executive Summary

Chapter 1: Introduction

Chapter 2: Environmental Setting

Chapter 3: Project Description

Chapter 4: Environmental Analysis & Mitigation Measures

- 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
- Wildfire

Chapter 5: Project Alternatives

Chapter 6: Other CEQA Considerations

Chapter 7: Report Preparers & Contributors



# Impact Analysis Methodology

1. Baseline environmental conditions established
2. Regulatory requirements are considered
3. Potential impacts due to future project construction and operation are evaluated
4. Significance determinations are made for each project impact:
  - **No Impact**
  - **Less than Significant:** Impact does not exceed threshold level and does not require mitigation.
  - **Less than Significant with Mitigation Measures:** Can be reduced to below the threshold given mitigation measures.
  - **Potentially Significant and Unavoidable:** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures.

# No Impact or Less Than Significant Impact

- Agriculture & Forestry Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Population & Housing
- Public Services
- Recreation
- Utilities & Service Systems
- Wildfire

# Less Than Significant Impact with Mitigation

- Biological Resources
- Cultural Resources
- Noise (During operation of future projects)
- Tribal Cultural Resources

# Potentially Significant/Unavoidable Impact

- Aesthetics
  - Scenic vistas
  - Visual character/quality and public views
- Air Quality
  - Criteria air pollutant
  - Odors
- Biological Resources
  - Candidate, sensitive, or special status species (CDFW/USFWS)
  - Sensitive natural communities (CDFW/USFWS)
- Noise
  - Temporary impacts during construction, including groundborne vibration
- Transportation
  - Regional Vehicle Miles Traveled (VMT)

# Other Topics Analyzed in the Draft PEIR

- Cumulative Impacts
  - Analyze proposed project in context of other projects in geographic scope
  - Less than significant impacts except for noise
- Other CEQA Considerations
  - Growth Inducement Potential – project would not induce population growth



# CEQA Alternatives Analysis

## Purpose:

“...An EIR shall describe a reasonable range of alternatives to the project, or to the location of the project, which would **feasibly attain** most of the **basic objectives** of the project but would avoid or substantially lessen any of the effects of the project and evaluate the comparative merits of the alternatives.”

## Selection Criteria:

“The **range of alternatives** required in an EIR is governed by a **“rule of reason”** that requires the EIR to set forth only those alternatives necessary **to permit a reasoned choice.**”

# Alternatives Considered in the Draft PEIR

- Alternatives Considered but Eliminated During the Project Planning Process
- Alternative Location/Alternative Sites
- Reduced Development Project
- No Project/No ESGVAP
- ½-Mile Transit Center Planning Radius for the ESGVAP
- ¼-Mile Transit Center Planning Radius for the ESGVAP

# CEQA Schedule - Next Steps



**4**

# **Public Comments**

# Document Availability

- County Website: <http://planning.lacounty.gov/site/esgvap>

- Public Libraries

<b>Rowland Heights Library</b>	1850 Nogales Street	Rowland Heights, CA	91748
<b>Hacienda Heights Library</b>	16010 La Monde Street	Hacienda Heights, CA	91745
<b>Diamond Bar Library</b>	21800 Copley Drive	Diamond Bar, CA	91765
<b>Walnut Library</b>	21155 La Puente Road	Walnut, CA	91789
<b>La Puente Library</b>	15920 E Central Avenue	La Puente, CA	91744
<b>La Verne Library</b>	3640 D Street	La Verne, CA	91750
<b>San Dimas Library</b>	145 N Walnut Avenue	San Dimas, CA	91773
<b>Charter Oak Library</b>	20540 E Arrow Highway, Suite K	Covina, CA	91724
<b>Sunkist Library</b>	840 N Puente Avenue	La Puente, CA	91746
<b>West Covina Libraries</b>	1601 W West Covina Parkway	West Covina, CA	91790
<b>South El Monte Library</b>	1430 North Central Avenue	South El Monte, CA	91733
<b>Azusa City Library</b>	729 N Dalton Avenue	Azusa, CA	91702
<b>Covina Public Library</b>	234 N Second Avenue	Covina, CA	91723

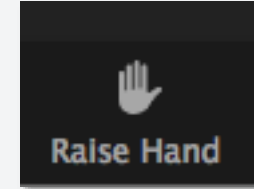


# Verbal Comments

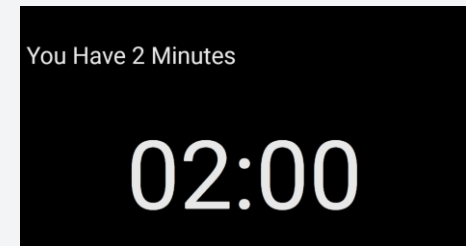
If you would like to comment:

## Raise your virtual hand

- “Raise hand” function located at the bottom of your screen



You will be called upon  
2 minutes to speak





# Written Comments

Comment Period: **February 27, 2023 to April 12, 2023**  
County Website: <http://planning.lacounty.gov/site/esgvap>



Submit comments via email to:  
[commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov)

Or by mail to:  
Mi Kim, Supervising Regional Planner  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, Room 1362  
Los Angeles, California 90012

Comments are due by **5pm, April 12, 2023**

# Thank You!

# Questions/Comments?

<http://planning.lacounty.gov/site/esgvap>