

# EAST SAN GABRIEL VALLEY AREA PLAN

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## Environmental Checklist Form (Initial Study)

April 2022

Prepared for:  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

Prepared by:  
Environmental Science Associates  
626 Wilshire Boulevard Suite 1100  
Los Angeles, California 90017





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# Environmental Checklist Form (Initial Study)

## County of Los Angeles, Department of Regional Planning



### Project Title:

East San Gabriel Valley Area Plan

- Project No. 2020-000612
- Advanced Planning Case No. RPPL2021013047
- Environmental Assessment No. RPPL2022003550
- General Plan Amendment No. RPPL2022003554
- Zone Change No. RPPL2022003557

### Lead Agency Name and Address:

Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

### Contact Person and Phone Number:

Mi Kim, (213)-974-6425

### Project Sponsor's Name and Address:

Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

### Project location:

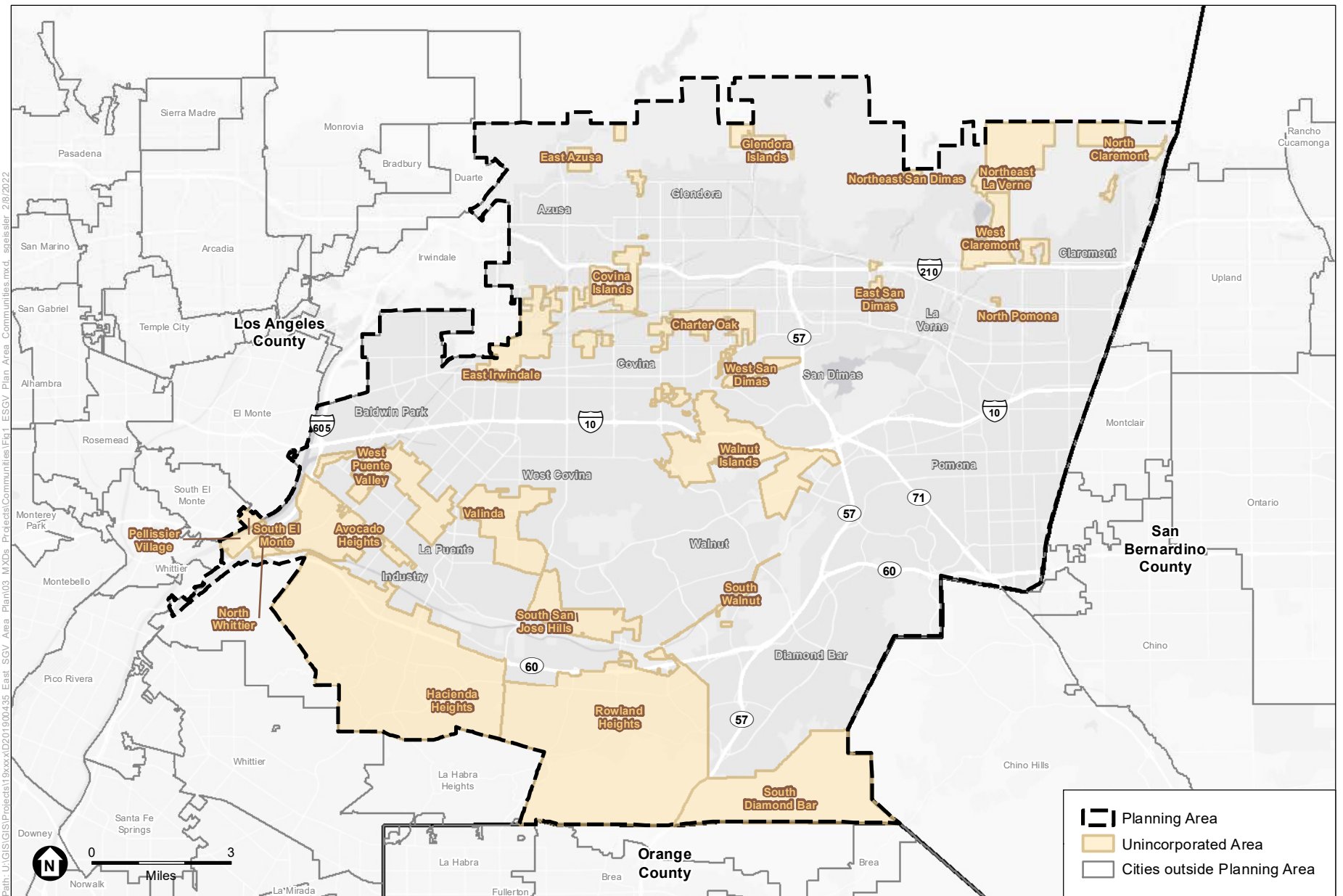
The East San Gabriel Valley Area Plan (ESGVAP, Area Plan, or Project) is comprised of the following 24 unincorporated communities of Los Angeles County (County): Avocado Heights, Charter Oak, Covina Islands, East Azusa, East Irwindale, East San Dimas, Glendora Islands, Hacienda Heights, North Claremont, 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, Unincorporated North Whittier. Collectively, these 24 communities are referred to as the East San Gabriel Valley Planning Area (ESGV Planning Area or Project Site), which is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The ESGV Planning Area includes the easternmost portions of the County and is generally located south of the Angeles National Forest, north of the Orange County border, east of Interstate-605 and west of the San Bernardino County line. Figure 1 depicts the 24 unincorporated communities of the ESGVAP.

### Gross Acreage:

Approximately 32,826 acres (or 51.29 square miles of unincorporated areas)

### General Plan Designation:

Residential 2, Residential 5, Residential 9, Residential 18, Residential 30, Residential 50, General Commercial, Light Industrial, Conservation, Parks and Recreation, Public and Semi-Public, Rural Land 1, Rural Land 2, Rural Land 10, Rural Land 20, Water



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

East San Gabriel Valley Area Plan

**Figure 1**  
ESGVAP Communities



## **Community/Area-wide Plan Designation:**

Rowland Heights Community Plan and Hacienda Heights Community Plan

## **Zoning:**

R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3-U (Limited Density Multiple Residence), R-4-U (Medium Density Multiple Residence), R-A (Residential Agricultural), RPD (Residential Planned Development), A-1 (Light Agricultural), A-2 (Heavy Agricultural), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (General Commercial), C-R (Commercial Recreation), C-H (Commercial Highway), C-M (Commercial Manufacturing), CPD (Commercial Planned Development), M-1 (Light Manufacturing), M-1.5 (Restricted Heavy Manufacturing), M-2 (Heavy Manufacturing), MPD (Manufacturing--Industrial Planned), B-1 (Buffer Strip), B-2 (Corner Buffer), O-S (Open Space), MXD (Mixed Use Development), IT (Institutional), P-R (Parking Restricted).

## **Description of Project:**

### **Executive Summary**

The proposed East San Gabriel Valley Area Plan (Area Plan or Project) is a long-range policy document to enhance, guide, and support the long-term growth, development, and maintenance of 24 unincorporated communities in East San Gabriel Valley (ESGV). The Area Plan is an extension of the Los Angeles County General Plan focused on the unique characteristics and needs of ESGV communities. The Area Plan consists of nine elements and 15 community specific chapters which contain goals, policies and implementation actions. The Project proposes changes to land use and zone designations to accommodate targeted growth and bring zoning, land use designation, and/or existing land use into consistency. The Project also includes an update to land use regulations (County Code Title 22) and maps to implement the goals and policies of the Area Plan. The purpose of the Area Plan is to promote a stable and pleasant environment, balance growth and preservation, and promote housing to enhance quality of life and support vibrant, thriving, safe, healthy communities in East San Gabriel Valley.

The Area Plan will include and address the following nine community-specific elements: Land Use Element, Economic Development Element, Community Character and Design Element, Natural Resources Conservation and Open Space Element, Mobility Element, Public Services and Facilities Element, Health and Safety Element, Parks and Recreation, and Environmental Justice Element. Each element will establish area-wide goals, policies, and implementation programs that would apply to the entire ESGV Planning Area. The Area Plan will also include community chapters that will consist of either a single community or a group of communities that have similar characteristics and needs. Each community chapter will contain additional community-specific goals, policies, and implementation programs that will only apply to its respective communities.

The ESGVAP's primary goals are to: a) retain the residential character of the ESGV Planning Area in harmony with its surroundings; b) promote an active regional hub with diverse options for housing, shopping, entertainment, recreation, and services; c) develop goals, policies, and implementation programs that support smart growth, sustainable development, and thoughtful enhancement/upgrade of existing neighborhoods; d) establish more public spaces and public realm improvements; and e) encourage diversity of housing options and affordability, and economic development. Thus, the Area Plan developed seven vision statements that serve as a comprehensive land use vision for the ESGV Planning Area. These vision statements provide the foundation for the development of growth and preservation strategies, as well as the goals, policies, and implementation programs in the Land Use Element of the Area Plan.

The following seven principles helped shape the ESGVAP to create a planning area that supports:

- a) Sustainable Growth Patterns
- b) Diverse, Walkable Communities
- c) Connected and Active Communities
- d) Thriving Economy and Workforce
- e) Shared Community Identity and Character
- f) Sustainable Built and Natural Environment
- g) Informed, Empowered, and Environmental Just Community

Consistent with the guiding principles, the ESGVAP is proposing amendments to various land use and zoning designations. In addition to changes to land use designations and zoning to accomplish the growth and preservation strategies, the ESGVAP has updated some existing zoning and land use designations to ensure consistency between the ESGVAP and the General Plan land use policy map. In certain cases, updates would not change the density or type of land use allowed, but would simply provide consistency with the General Plan. Proposed changes to land use and zoning that would increase growth are summarized in Table 1. Land use and zoning changes proposed to create consistency with the General Plan are not included in Table 1. In addition, some up-zoning to allow higher densities will focus growth within one mile of major transit stops, within a half-mile of high-quality transit corridors, and within a quarter-mile of established or new commercial centers that have access to frequent transit services.

**Table 1: Land Use and Zoning Change Summary for Proposed Growth**

<b>Community</b>	<b>Location of Change</b>	<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>	<b>Existing Zoning Designation</b>	<b>Proposed Zoning Designation</b>
Avocado Heights	Areas near the intersection of Don Julian Road and Workman Mill Road	H9	Increase in residential density to H18 and H30	A1 C1 (Restricted Businesses)	R-A, R-2 or R-4 MXD (Mixed-Use Development)
Charter Oaks	Areas within a quarter-mile of a major transit stop (Arrow Highway and Grand Avenue). These areas are also located in proximity to HQTAs, existing commercial centers, and proposed village centers	H9	CG (General Commercial)	A-1	C-3
	Areas within a quarter-mile of an HQTA. Many of these areas are also within one mile of a major transit stop	H9	H18	A-1	R-2
	Areas within a quarter-mile of an HQTA and located between E. Cienega Avenue and E. Arrow Highway	H9	H18	A-1	R-2

<b>Community</b>	<b>Location of Change</b>	<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>	<b>Existing Zoning Designation</b>	<b>Proposed Zoning Designation</b>
	Some areas along E. Arrow Highway and S. Valley Center Avenue	H9	CG	A-1, C-1, C-2, C-3	MXD
Covina Islands	Areas near the intersection of N. Citrus Avenue and E. Covina Boulevard, adjacent to Cypress Park, which are within a half-mile of a major transit stop (Metrolink Covina)	H9	H30	R-A	R-3
	Areas within a half-mile of the Arrow Highway and Azusa Avenue Transit Stop	H9	H18	A-1	R-2
	Area near E. Gladstone Avenue and Barranca Avenue near a proposed commercial center	H9	CG	R-A	C-1
	Area near Arrow Highway and Barranca Avenue and another near E Gladstone Street and Barranca Avenue	H9	CG	A-1	C-1
	Area near E. Mauna Loa Avenue and Barranca Avenue (near Stanton Elementary School)	H9	H18	No change	No change
	Area on the southeast corner of Irwindale Avenue and E. San Bernardino Avenue	No change	No change	C-1	C-3
	East San Dimas	Within a half-mile from proposed village centers	H9	H18	R-A
	Select residential areas along N. San Dimas Canyon Road and near proposed commercial areas	H9	CG	R-A	C-1

<b>Community</b>	<b>Location of Change</b>	<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>	<b>Existing Zoning Designation</b>	<b>Proposed Zoning Designation</b>
Hacienda Heights	Three areas that are within a half-mile of the proposed Village Center and existing Commercial Center at the corner of S. Hacienda Boulevard and Newton Street, that are currently designated H5 and H2, will increase in density to H30	H2 and H5	H30	R-1 and R-A	R-2
	Select areas that are within a half-mile of the proposed Village Center and existing Commercial Center at the intersection of S. Azusa Avenue and Colima Street	H5	H30	R-A	R-2
	Two areas that are within a quarter-mile of the Village Center and Commercial Center at the intersection of S. Azusa Avenue and Colima Street	No change	No change	C-2	MXD
Rowland Heights	Area on the west end of Colima Road near the proposed Village Center	No change	No change	C-3	MXD
	Along Colima Road within a quarter-mile of existing commercial centers	U1	H18	R-1 C-1, C-2, C-3	R-2 MXD
	Select areas within a quarter-mile of existing commercial centers	U1 or U2	H18	A-1	R-2
San Jose Hills	An area near the Commercial Center at the intersection of Temple Ave and S. Azusa Avenue	H9	CG	A-1	C-1

<b>Community</b>	<b>Location of Change</b>	<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>	<b>Existing Zoning Designation</b>	<b>Proposed Zoning Designation</b>
	An area near the Commercial Center at the intersection of S. Nogales Street and Northam Street	No change	No change	C-2	MXD
Valinda	One area which is located along an HQTA and near a Village Center located at Amar Road and Walnut Avenue	H9	CG	R-1	MXD
	Another area that is within a half-mile of a major transit center (Azusa Avenue and Amar Road)	H18	CG	C-1	MXD
	One area located along S. Glendora Avenue	No change	No change	C-2 and C-H	MXD
East Irwindale	An area within one mile of a major transit stop and within a half-mile of an HQTA north of East Arrow Highway and south of West Gladstone Street	H9	H18	A1	R-1, R-2
	An area within a half-mile of a major transit stop and within a quarter-mile of an HQTA north of East Arrow Highway and south of West Gladstone Street	H9	H30	A1	R2, R4, MXD
	The majority of the community located north of E. Badillo Street and south of the San Dimas Wash.	No change	No change	A-1	R-1

A General Plan amendment and associated zoning amendments are required to implement the proposed ESGAVP and promote its vision of the ESGV Planning Area. The ESGVAP consists of the components described below.

### **Components of the ESGVAP**

As a component of the General Plan, the ESGVAP would be consistent and compliant with the General Plan and other County and regional plans that have been adopted such as the County Housing Element Update, the Los Angeles County Community Climate Action Plan, Metro Active Transportation Strategic Plan, Connect SoCal, and Step by Step Los Angeles County. As an amendment to the General Plan, a General Plan amendment and associated zoning amendments are required to implement the proposed ESGAVP and promote its vision of the ESGV Planning Area. The components of the ESGVAP are summarized below.

#### **General Plan Amendment No. RPPL2022003554**

Amend the Los Angeles County General Plan to:

1. Update, reorganize, and incorporate the existing Rowland Heights Community Plan and Hacienda Heights Community Plan into the ESGVAP as community chapters.
  - i) Adjust the ESGV Planning Area boundary to include the unincorporated communities of South El Monte, Pellissier Village, and North Whittier.
  - ii) Establish the ESGVAP, which will be a comprehensive policy document for the unincorporated communities in the ESGV Planning Area that will include:
    - a. Area-wide goals and policies for the following topic specific elements: Land Use, Economic Development, Community Character and Design, Conservation and Natural Resources, Mobility, Public Services and Facilities, Health and Safety, Parks and Recreation, and Environmental Justice.
    - b. Area-wide Implementation Program.
    - c. Proposed land use changes to increase housing and enhance commercial and residential development within one mile of major transit stops, within a half mile of high-quality transit areas (HQTAs), near major intersections where there is accessibility to existing or proposed frequent transit and commercial services. The goal of these land use changes is to target growth near transit and active transportation facilities and everyday commercial services, and coordinate growth with improvements and investments that support walkable, thriving, and connected communities.
    - d. Community chapters with additional goals, policies, and implementation programs that are community-specific to address planning issues unique to a particular community that cannot be addressed through area-wide goals, policies, and implementation programs.
    - e. An updated land use policy map that utilizes the General Plan Land Use Legend, which at a minimum, will:
      - Reflect proposed changes to land use designations to accomplish the focused growth proposed in the Land Use Element and updated Housing Element.
      - Address inconsistencies between zoning, land use policy designation, and existing use by updating zoning or land use designations, where appropriate.

Zone Change No. RPPL2022003557

Amend Title 22 (Planning and Zoning Code) to:

- a. 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:
  1. 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)
  2. C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (General Commercial), or C-H (Commercial Highway) to MXD (Mixed Use Development)
  3. R-A (Residential Agriculture) to R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), C-1 (Restricted Business), or MXD (Mixed Use Development)
  4. R-1 (Single-Family Residence) to R-2 (Two-Family Residence or MXD (Mixed Use Development).
2. Incorporate the proposed rezoning as identified in the Housing Element 2021-2029 to meet the Regional Housing Needs Assessment goals for the County.
3. 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.

Advanced Planning Case No. RPPL2021013047

Amend Title 22 (Planning and Zoning) 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. For the proposed amendments to Title 22, the Project would:

4. Reassess and revise the existing Rowland Heights CSD to bring it into conformance with the goals and policies of the Area Plan.
5. Adjust the boundaries of Avocado Heights and the Trailside Ranch Equestrian Districts to create one consolidated equestrian district and include adjacent properties with existing equestrian use.
6. Establish an area-wide overlay to regulate height, protect significant ridgelines, and provision of public communal space in new development.

**Land Use Element**

The overarching goal of the Land Use Element is to conserve the residential character of the East San Gabriel Valley communities while allowing communities to grow sustainably into a dynamic regional hub that provides diverse options for housing, shopping, entertainment, recreation, and services for its residents, workers, and visitors.

**Economic Development Element**

The Economic Development Element is intended to increase economic mobility for ESGV residents, create local jobs in ESGV communities, create a sustainable and revitalized economy, and prioritize equity in revitalization efforts.

## **Community Character and Design Element**

The ESGVAP strives to conserve the ESGV's character that is identified by rural equestrian roots and safe residential neighborhood while fostering more diverse residential commercial, mixed-use and open space amenities.

## **Natural Resources Conservation and Open Space Element**

The Natural Resources, Conservation, and Open Space Element establishes a vision and priorities to guide conservation in the ESGV.

## **Mobility Element**

The Mobility Element includes goals and strategies to improve the Area's mobility system and will include goals and policies to address traffic and emissions from traffic, improve infrastructure for mobility, provide for safe mobility of walkers and bikers, increase access to public transit and improve community connectedness.

## **Public Services and Facilities Element**

This Element identifies community infrastructure challenges include the vulnerability of infrastructure and community services to climate change, communities' lack of access to internet, the vulnerability of linguistically isolated individuals, and the difficulty of providing services to community members across jurisdictional boundaries.

## **Health and Safety Element**

The Health and Safety presents a guiding framework to create healthy, safe, and resilient communities. This element builds off the policies in the General Plan and its Safety Element, the LA County Sustainability Plan, the Community Climate Action Plan, and other applicable County and regional plans that address health and safety to create policies and programs that address the specific concerns of the planning area.

## **Parks and Recreation Element**

The intent of this element is to provide equitable access to open space, parks, and recreation; preserved natural, historical and cultural resources; recreational opportunities and education on indigenous history; enhanced parks and recreational programs; and improved, expanded, and connected trails.

## **Environmental Justice Element**

The intent of this element is to focus on the needs of impacted areas and sensitive groups as it relates to environmental and social justice issues. With equity as the primary objective, the goals, policies, and implementation actions located in this element aim to promote environmental justice and resiliency in communities with histories of injustice and inequity.

## **Community Chapters**

Community chapters may consist of individual communities or may include a group of communities that have similar characteristics and needs. Community chapters include goals, policies, and implementation programs tailored to meet the specific needs, challenges, and opportunities of communities.



## References

Los Angeles County Department of Regional Planning. 2021. East San Gabriel Valley Area Plan Task 1.1 Land Use Issues, Challenges, and Opportunities Memo. July 2021.

### **Surrounding Land Uses and Setting:**

The ESGV is comprised of a largely developed collection of unincorporated communities sharing boundaries with other jurisdictions. The combined Planning Area makes up approximately 32,826 acres and is characterized by rolling, dry hills framing the lowland valley. The San Gabriel River and Interstate (I-) 605 (also called the San Gabriel River Freeway) form the western boundary of the Planning Area. The Puente Hills, with areas of open space and habitat form the southern boundary. The steep slopes and urban-wildland interface with the San Gabriel Mountains and Angeles National Forest form the northern extent of the Planning Area. The region is heavily traversed by east-west transportation routes and corridors, with a few major north/south directional routes. The land contains highly varied topographies.

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

On February 4, 2022, the County submitted notification and request to consult letters to 5 tribes pursuant to AB 52. To date, no requests for consultation have been received from any of the tribes pursuant to AB 52. On February 4, 2022, the County also submitted notification and request to consult letters to 11 tribes and organizations pursuant to SB 18. To date, no requests for consultation have been received from any of the tribes or organizations pursuant to SB 18.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

Los Angeles County has approval authority over the East San Gabriel Valley Area Plan. Approval from other public agencies is not required. The County Board of Supervisors would certify the Final Environmental Impact Report (EIR), and adopt the East San Gabriel Valley Area Plan.

### **Reviewing Agencies:**

#### *Responsible Agencies*

- None
- Regional Water Quality Control Board:
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- LAFCO

#### *Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- US Fish and Wildlife Service

#### *Regional Significance*

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

*Trustee Agencies*

- None
- State Dept. of Fish and  
Wildlife
- State Dept. of Parks and  
Recreation
- State Lands Commission
- University of California  
(Natural Land and Water  
Reserves System)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially significant impacts affected by this project.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics           | <input checked="" type="checkbox"/> Greenhouse Gas Emissions    | <input checked="" type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Agriculture/Forestry | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Air Quality          | <input checked="" type="checkbox"/> Hydrology/Water Quality     | <input checked="" type="checkbox"/> Transportation                     |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning           | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Mineral Resources                      | <input checked="" type="checkbox"/> Utilities/Services                 |
| <input checked="" type="checkbox"/> Energy               | <input checked="" type="checkbox"/> Noise                       | <input checked="" type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Geology/Soils                   | <input checked="" type="checkbox"/> Population/Housing          | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

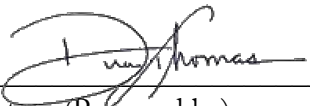
DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:


- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature (Prepared by)

4/28/2022  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature (Approved by)

4/28/2022  
 \_\_\_\_\_  
 Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significant. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

## 1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

**Except as provided in Public Resources Code Section 21099, would the project:**

<b>a) Have a substantial adverse effect on a scenic vista?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The visual character of the East San Gabriel Valley has developed over time from its agricultural and rural routes. The area is defined by wide topographic variation dominated by mountains and hills in the background and the valley floor. Currently the visual character of the ESGV is primarily defined by residential land uses in the valley, access to open space throughout the Plan Area, and the hills and mountains which ring the valley. There are no County-designated scenic vistas in the ESGV. However, wide viewsheds or views with important aesthetic or community significance may be available from elevated points and hills. The ESGVAP would allow for development around high-quality transit areas and major transit stops at densities that are higher than what currently exists. Implementation of the ESGVAP would involve construction of new development and would involve changes to the existing visual appearance of development in the ESGV. Construction of new development and increases in building heights and changes to building forms could result in visual impacts that are visible from scenic vistas. Therefore, impacts to scenic vistas are considered **potentially significant** and this criterion will be analyzed further in the EIR.

<b>b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGV is encircled by hills and mountains which provide access to a variety of trails. Additionally, the ESGV is unique with regard to the equestrian trails that are present throughout the Plan Area. The ESGVAP would allow for development around high-quality transit areas and major transit stops at densities that are higher than what currently exists. Implementation of the ESGVAP would involve construction of new development and would involve changes to the existing visual appearance of development in the ESGV. Construction of new development and increases in building heights and changes to building forms could result in visual impacts that are visible from regional trails. Therefore, impacts to scenic vistas are considered **potentially significant** and this criterion will be analyzed further in the EIR.

<b>c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There is one designated state scenic highway near the ESGVAP area: Angeles Crest Highway Route-2, from 2.7 miles north of I-210 to the San Bernardino County line. There are also three highways within or near the Plan Area that are eligible for designation including Route 142, Route 57, and Route 39 (Los Angeles County 2014; Caltrans 2019). As discussed above, future projects proposed under the ESGVAP could result in temporary visual contrast or changes during construction or create new structures that create contrast compared to existing visual conditions. These projects could occur near designated scenic highways and could, depending on the location and design of the projects, result in changes to the visual resources visible along a scenic highway, such as trees, rock outcroppings or historic buildings. Therefore, impacts to scenic resources within a state scenic highway are considered **potentially significant** and this criterion will be analyzed further in the EIR.

**d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from a publicly accessible vantage point)**

As described above, the visual character of the East San Gabriel Valley has developed over time from its agricultural and rural roots. The area is defined by wide topographic variation dominated by mountains and hills in the background and the valley floor in the forefront. Currently the visual character of the ESGV is primarily characterized by residential land uses in the valley, access to open space throughout the Plan Area, and the hills and mountains which ring the valley. The ESGVAP would allow for development around high-quality transit areas and major transit stops at densities that are higher than what currently exists. Implementation of the ESGVAP would involve construction of new development and would involve changes to the existing visual appearance of development in the ESGV due to changes in allowed height limits and design standards. Construction of new development and increases in building heights and changes to building forms could result in visual impacts that could adversely affect visual character. Therefore, impacts to scenic vistas are considered **potentially significant** and this criterion will be analyzed further in the EIR.

**e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?**

Shade and shadow could be created if buildings or structures block direct sunlight from adjacent properties potentially affecting the users or occupants of adjacent land uses. Shade and shadow can be influenced by the time of day, season, weather, height and bulk of building, spacing, topography and other factors. Shade can result in positive effects such as cooling or can result in negative effects such as the loss of natural light. The ESGVAP would include changes to land use designations and zoning that would allow for increased residential density, as well as new commercial and mixed-use development in some areas near existing transit amenities or village centers. The ESGVAP also includes policies to create flexible land use policies to protect industrial land uses and encourage the development of businesses in the area. Together, these land use changes and policies could result in changes to allowed building heights and forms, increased commercial or industrial uses and greater residential densities. All of these development types could increase sources of glare and nighttime lighting, which is considered a **potentially significant impact**. As a result, this criterion will be evaluated further in the EIR.

### References

California Department of Transportation (Caltrans). 2019. "California State Scenic Highways." Last updated July 2019. <https://dot.ca.gov/programs/design/lap-landsESGVAPe-architecture-and-community-livability/lap-liv-i-scenic-highways>.

Los Angeles County. 2014. General Plan Update Environmental Impact Report. June 2014. Available online; [https://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](https://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf). Accessed October 23, 2021.

Los Angeles County Office of the County Counsel. 2016. Ordinance Amending Title 22 of the Los Angeles County Code to Establish or Amend Requirements for Certain Renewable Energy Systems and Facilities, Wineries and Tasting Rooms, and Minor Conditional Use Permits. December 13, 2016. URL: <http://file.lacounty.gov/SDSInter/bos/supdocs/109934.pdf>.

## 2. AGRICULTURE/FORESTRY RESOURCES

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.*

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There is a relatively small quantity of land area located within Los Angeles County that contains designated farmland. Important farmland in the County is located in Antelope Valley, Santa Clarita Valley, the Santa Monica Mountains, and the San Fernando Valley. Approximately 90 percent of the important farmland in the County is located in Antelope Valley. Within unincorporated areas of the County, there are approximately 26,235 acres of prime farmland, farmland of statewide importance, and unique farmland. There are approximately 6,853 acres of farmland of local importance and 205,193 acres of grazing land (Los Angeles County 2014; DOC 2021). There are isolated pockets of prime farmland and unique farmland in the ESGV which are concentrated near the southeastern corner of the Walnut Islands near CalPoly Pomona. Within the ESGV Planning Area, there are approximately 204 acres of Prime Farmland, 120 acres of Unique Farmland, and 40 acres of Farmland of Statewide Importance (DOC 2017). A few of these areas designated as prime farmland are located on the CalPoly Pomona campus, portions of which are located in unincorporated Walnut Islands. Another area designated as prime farmland is located further to the southeast and is not located in the unincorporated areas that make up the ESGVAP. Another small area designated as Unique Farmland is located near San Jose Creek and the I-605, and overlaps with some portions of the Area Plan (DOC 2017). None of the areas in the Area Plan that contain Unique or Prime Farmland are proposed for land use designation changes or zoning changes. Nonetheless, impacts to designated farmland is considered a **potentially significant impact**. As a result, this criterion will be evaluated further in the EIR.

**b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no Williamson Act contracts in the ESGV; therefore, the Project would have no impact to Williamson Act contracts. Title 22 (Zoning Code) Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) establishes the Light Agricultural Zone (A-1) and Heavy Agricultural Zone (A-2), which allow for a comprehensive range of agricultural uses in areas particularly suited for agricultural activities. As described within Section 22.16.100 (Purpose) of the Zoning Code, permitted uses are intended to encourage agricultural activities and other such uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential

development, outdoor recreational uses, and public and institutional facilities. For example, some older suburban communities, particularly in the ESGV, maintain agricultural zoning.

As indicated in the Project Description, the ESGVAP includes zoning and land use designation changes to ensure consistency between the General Plan and Zoning Ordinance. For example, a number of parcels are proposed to be rezoned from Light Agriculture (A-1) to Residential Agriculture (R-A). This change does not represent a substantive change in zoning but just a change to ensure consistency between the General Plan and Zoning Ordinance. Areas currently proposed for these zoning and land use designation changes are currently developed as residential areas, and not used for agricultural purposes. Therefore, the change in zoning or land use designation would not result in any physical environmental change to agricultural land.

The ESGVAP includes preservation strategies as part of the Conservation and Natural Resources Element, which prioritize the preservation of agricultural lands that characterize the ESGV, and identify locations to enhance and restore these resources and amenities for current and future populations. Conserving agricultural and forest lands keeps carbon in the ground and provides a multitude of benefits, from maintaining biodiversity in the SEAs, to preserving the character of the unincorporated County’s rural areas. Therefore, adoption of the ESGVAP would require that future development be located or designed in a manner that preserves existing agricultural land.

For the reasons discussed above, potential impacts relating to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract would be **less than significant**. With regard to cumulative impacts, the ESGVAP is a long-range planning document intended to guide future development in the Plan Area to accommodate sustainable growth that will create livable connected communities and preserve existing natural resources, such as agricultural land. The growth and preservation strategies which are developed as the vision for future development in the Plan Area include an overarching strategy to conserve agricultural lands. Additionally, the ESGVAP Land Use Element and Natural Resources and Conservation Element include policies intended to protect agricultural lands. Therefore, adoption of the ESGVAP is likely to improve cumulative conditions with regard to the impact of future development on agricultural land. Due to this, the ESGVAP would have less-than-significant cumulative impacts to agricultural zoning. As such, this criterion will not be evaluated further in the EIR.

**c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?**                                                                               

Forest land is defined as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits” (Public Resources Code § 12220[g]). Timberland is defined as “land...which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees” (Public Resources Code § 4526).

As described in the Los Angeles County General Plan EIR, “The Los Angeles County Zoning Code does not contain zones specifically for forest use or production of forest resources. Additionally, forest use is not specified as a permitted use in any of the three agricultural zones” (Los Angeles County 2015). The County has no existing zoning specifically designating forest use. Nonetheless, since implementation of the Proposed Project has the potential to conflict with existing zoning for forest land or timberland, a **potentially**



**significant impact** could occur. No impact would occur. As such, this criterion will be evaluated further in the EIR.

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**                                                                               

Forests in Los Angeles County are largely limited to mountain ranges in three of the eleven Planning Areas: Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains. Small areas of forest are also found at the northern edge of the East San Gabriel Valley and West San Gabriel Valley Planning Areas (Los Angeles County 2015). As described in the LA County General Plan EIR, forest land in Los Angeles County is protected through the County’s Significant Ecological Area (SEA) Ordinance. Any projects located in SEAs would be required to obtain a CUP that demonstrates compliance with the ordinance or includes the application of conditions of approval that would reduce impacts to forestland. Further, the Land Use and Conservation and Natural Resources Elements include policies and implementation programs to preserve forests, natural areas, and open space. Specific implementation programs that are relevant include the Native Woodlands Conservation Management Plan, the Mitigation Land Banking Program/Open Space Master Plan, and the SEA Preservation Program. Nonetheless, implementation of the ESGVAP could have a **potentially significant impact** as it relates to the loss of forest land or conversion of forest land to non-forest use. As such, this criterion will be evaluated further in the EIR.

**e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**                                                                               

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County’s General Plan. All changes in land use and zoning that is currently proposed as part of the ESGVAP is located in urbanized areas that are already developed. None of the land use changes or zoning changes would result in physical changes to existing agricultural areas or forest lands. Additionally, the ESGVAP includes growth and preservation strategies and policies in the Land Use Element and the Conservation and Natural Resources Element that are intended to guide future growth in the Plan Area. These strategies include components to protect and preserve agricultural lands. Therefore, with regard to future development in the Plan Area that could occur outside of the areas of growth identified in the Project Description, the Land Use Element includes a policy to ensure that any future development is consistent with the growth and preservation strategies which protect and preserve agricultural lands.

Nonetheless, implementation of the ESGVAP could have a **potentially significant impact** as it relates to resulting in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. As such, this criterion will be evaluated further as a part of the EIR.

## **References**

Department of Conservation (DOC). 2017. Farmland Mapping & Monitoring Program.

DOC. 2021. Important Farmland Viewer, Los Angeles County. Available online: <https://maps.conservation.ca.gov/DLRP/CIFF/> Accessed October 23, 2021.

Los Angeles County. 2014. General Plan Update Environmental Impact Report. June 2014. Available online; [https://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](https://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf). Accessed October 23, 2021.

Los Angeles County. 2015. Los Angeles County General Plan 2035. Chapter 9, Conservation and Natural Resources Element, page 153.

### 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Conflict with or obstruct implementation of applicable air quality plans of either the Antelope Valley AQMD (AVAQMD) or the South Coast AQMD (SCAQMD)?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Antelope Valley Air Quality Management District (AVAQMD) and the South Coast Air Quality Management District (SCAQMD), together with the Southern California Association of Governments (SCAG), are responsible for formulating and implementing air pollution control strategies throughout the County. The SCAQMD is responsible for regulating stationary sources of air pollution in the ESGVAP area. The SCAQMD 2016 Air Quality Management Plan (AQMP) contains measures to meet the Federal 24-hour standards for particulate matter less than 2.5 microns in diameter (PM 2.5) by 2019, annual PM2.5 standards by 2025, and 1-hour ozone (O<sub>3</sub>) standards by 2022.

The ESGVAP’s Land Use Element would allow new development and redevelopment within the ESGVAP area at densities and intensities higher than currently exist. The construction and operation of future development could create increased pollutant emissions from both stationary and mobile sources. Components of the ESGVAP, including the Land Use Element, Mobility Element, and Health and Safety Element would encourage land use, transit, and housing development that would encourage active transportation in order to reduce emissions. Depending on the nature of development proposed in the Land Use Element and the ability for policy in the Land Use, Mobility, and Health and Safety Elements to reduce air pollution, the ESGVAP has the potential to affect implementation of the AQMP. As such, impacts are considered **potentially significant** and this criterion will be analyzed further in the EIR.

**b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Los Angeles County is characterized by relatively poor air quality. State and federal air quality standards often are exceeded in portions of the County. The County currently is designated as being in non-attainment of federal and/or state air quality standards for O<sub>3</sub>, particulate matter less than 10 microns in diameter (PM 10) and particulate matter less than 2.5 microns in diameter (PM 2.5). The ESGV is a primary area for goods movement from warehouse facilities in San Bernardino County to Los Angeles County. PM2.5 is particulate matter which can include dust, dirt, soot, or smoke that can travel into the lungs and cause health concerns. The ESGV has a higher concentration of fine particulate matter than the rest of the unincorporated areas on average, and at higher rates than other County areas (71.7% compared to 63.6%). This indicates a higher level of air pollution and potential respiratory issues in the ESGV than other County areas (CalEnviroScreen 2019).

As mentioned above, the ESGVAP Land Use Element would allow new development and redevelopment within the ESGV area at densities and intensities higher than currently exist. The construction and operation

of future development could create increased pollutant emissions from both stationary and mobile sources. Components of the ESGVAP, including the Land Use Element, Mobility Element, and Health and Safety Element would encourage land use, transit, and housing development that encourages active transportation in order to reduce emissions. Additionally, the Mobility Element includes policies to reduce mobile emissions from trucking. Depending on the nature of development proposed under the Land Use Element and the ability for policy in the Land Use, Mobility, and Health and Safety Elements to reduce air pollution, the ESGVAP has the potential to affect implementation of the AQMP.

As such, implementation of the ESGVAP could have the potential to contribute to cumulatively significant air quality impacts in combination with other existing and future emission sources in the ESGVAP area. Indirect pollutant emissions resulting from the construction and operation of future development within the County under the ESGVAP would also have the potential to affect implementation of the AQMP. As such, impacts are considered **potentially significant** and this criterion will be analyzed further in the EIR.

**c) Expose sensitive receptors to substantial pollutant concentrations?**                                                                               

Sensitive receptors include children, elderly people, people with asthma, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. The locations where these sensitive receptors congregate are considered sensitive receptor locations. Existing sensitive receptor locations include, but are not limited to, residential communities, schools and school yards, day care centers, parks and playgrounds, hospitals and medical facilities. Implementation of the ESGVAP could increase air emissions above current levels, including potentially toxic air contaminants (TACs), thereby potentially affecting nearby sensitive receptors. As such, impacts are considered **potentially significant** and this criterion will be analyzed further in the EIR.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**                                                                               

Other emissions, such as those leading to odors, typically are associated with industrial developments involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors also are associated with such uses as sewage treatment facilities and landfills. The ESGVAP would be a policy document, the approval of which would not directly result in the generation of other emissions, such as those leading to odors. Indirect pollutant emissions, such as odorous emissions, could result from the construction and operation of future development within the ESGVAP area. Common sources of odors from development within a community may include the use of volatile organic compound (VOC)-containing architectural coatings and solvents, municipal solid waste collection areas, and transfer stations and material recovery facility operations. In general, the ESGVAP does not propose the type of development, identified above, that generally results in new odors. Rather the ESGVAP generally proposes to increase densities and development intensities near HQTAs, to increase access to transit, greenways and walking and biking paths, and to preserve open space. Additionally, the Environmental Justice Element includes goals and policies intended to create buffers between residential communities and the types of land uses that typically generate odors.

The SCAQMD has adopted rules for controlling nuisance emissions, such as those leading to odors, from community sources. SCAQMD Rule 402 prohibits emissions that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public. The SCAQMD regulates the VOC content of architectural coatings and solvents via several adopted rules including Rules 442, 1107, 1113 and 1171, as numbered by both air districts. The SCAQMD, has adopted additional source-specific rules that assist in

controlling odors, including Rule 410 for controlling odors from transfer stations and material recovery facilities and Rule 1138 for controlling emissions from restaurant cooking operations. Future development within the County would be required to comply with all applicable regulatory requirements for controlling emissions, such as those leading to odors. Thus, the ESGVAP is not expected to increase the exposure of people to emissions such as those leading to odors or to increase the generation of odors. Nonetheless, impacts are considered **potentially significant**. As such, this criterion will be evaluated further in the EIR.

### **References**

CalEnviroScreen. 2019. CalEnviroScreen 3.0. PM 2.5 Indicator Map. <https://oehha.ca.gov/calenviroscreen>.

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Species and habitats identified by the California Department of Fish and Wildlife (CDFW) as candidate, sensitive, or special status that may be present in unincorporated areas of the County include, for example, Swainson’s hawk (*Buteo swainsoni*). Species and habitats identified by the United States Fish and Wildlife Service (USFWS) that may be present include, for example, arroyo toad (*Anaxyrus californicus*). There is a potential for any of these species or their habitats to be affected by the construction of future projects under the ESGVAP.

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). The overarching vision of the ESGVAP is to help this region retain its residential character, but also grow into an active regional hub with diverse options for housing, shopping, entertainment, recreation, and services. This vision is further supported by the community’s desire to preserve the historical rural and equestrian roots of the ESGV; create walkable communities linked by paths and greenways; and achieve affordable communities where residents can stay and age in the neighborhoods they call home. Individual projects implementing the ESGVAP’s vision are anticipated to be located primarily within the ESGVP area, which has 24 unincorporated islands and communities, surrounded by 13 cities.

Depending on the location of these future projects, construction could result in impacts to candidate, sensitive, or special status species, or their habitats. Future individual projects to implement the goals, policies, strategies and implementation actions proposed in the ESGVAP would undergo site-specific review and CEQA analysis to analyze and mitigate potential significant impacts to candidate, sensitive, or special status species and their habitats. Furthermore, implementation of individual projects implementing the ESGVAP’s goals, policies, strategies, and implementation actions would be subject to policies included in the General Plan, as well as other local, state, and federal regulations regarding candidate, sensitive, or special status species. Impacts to candidate, sensitive, or special status species are considered to be **potentially significant** and will be further evaluated in the EIR.

**b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?**

Sensitive natural communities present in unincorporated LA County include southern riparian forest and juniper woodland. There is a potential for any of these sensitive natural communities to be affected by the construction of one or more of the projects undertaken to implement the ESGVAP.

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). The overarching vision of the ESGVAP is to help this region retain its residential character, but also grow into an active regional hub with diverse options for housing, shopping, entertainment, recreation, and services. This vision is further supported by the community’s desire to preserve the historical rural and equestrian roots of the ESGV; create walkable communities linked by paths and greenways; and achieve affordable communities where residents can stay and age in the neighborhoods they call home. Individual projects implementing ESGVAP vision are anticipated to be located primarily within the ESGV Planning Area has 24 unincorporated islands and communities, surrounded by 13 cities.

Depending on the location of the implementing projects, construction could result in impacts to sensitive natural communities. Future individual projects to implement the goals, policies, strategies and implementation actions proposed in the ESGVAP would undergo site-specific review and CEQA review to analyze and mitigate potential significant impacts to sensitive natural communities. Further, the individual projects implementing the ESGVAP’s goals, policies, strategies, and implementation actions also would be subject to policies included in the General Plan, as well as other local, state, and federal regulations regarding sensitive natural communities. Impacts to sensitive natural communities are considered to be **potentially significant** and will be further evaluated in the EIR.

**c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?**

Protected wetlands are present in unincorporated areas of the County. For example, marshes may be found in San Fernando Valley, vernal pools may be found in Simi Valley, and coastal wetlands may be found in Topanga Lagoon and Arroyo Sequit. There is a potential for any of these species or corridors to be affected by the construction of one or more of the future projects undertaken to implement the ESGVAP.

The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). In addition, the Community Chapters for preservation communities, as well as the Natural Resource, Conservation and Open Space Element, provide guidance for development to ensure its

conformance with the natural environment, conservation of biological resources, and protection of sensitive watersheds and water quality, as the region's waters flow through the creeks and washes into the San Gabriel River and ultimately to the Pacific Ocean.

Depending on the location of the development associated with the specific growth community, future construction could result in impacts to wildlife movement, migratory fish or wildlife species corridors, and native wildlife nursery sites. Future individual projects would undergo site-specific review and CEQA analysis to identify and mitigate potential significant impacts to wildlife movement, migratory fish or wildlife species corridors, and native wildlife nursery sites. Further, implementation of individual projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would also be consistent with the goals, policies, strategies, and implementation actions included in the General Plan, as well as other local, state, and federal regulations regarding wildlife movement, migratory fish or wildlife species corridors, and native wildlife nursery sites. For example, individual projects implementing the vision of the ESGVAP would be subject to the Migratory Bird Treaty Act, which prohibits taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. Impacts to wildlife movement, migratory fish or wildlife species corridors, and native wildlife nursery sites are considered to be **potentially significant** and will be further evaluated in the EIR.

**d) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?**                       

Oak woodlands may be found in unincorporated areas of the County including, but not limited to, the Santa Monica Mountains and areas around the Angeles National Forest. Other unique native woodlands (such as juniper and southern California black walnut) may also be found there. There is a potential for any of these unique native woodlands to be affected by the construction of one or more of the future projects undertaken to implement the ESGVAP.

The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). In addition, the Natural Resource, Conservation and Open Space Element provides guidance for development to ensure its conformance with the natural environment, conservation of biological resources and open space, which would protect existing oak woodland and other unique woodlands, as well as increase canopy cover such as oak woodland within the County.

However, some of the ESGVAP's goals, policies, strategies, and implementation actions could include future projects that involve construction and development. Depending on the location of these future projects, construction could result in impacts to oak woodlands or other unique native woodlands. Future individual projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would also be subject to policies included in the General Plan, as well as other state and federal laws and regulations regarding the conversion of oak woodlands or other unique native woodlands, such as the state's Oak Woodlands Protection Act, which prohibits a person from removing from an oak woodland (as defined) or specified oak trees, unless an oak removal plan and oak removal permit application for the oak tree removal has been submitted to and approved by the Director of Fish and Wildlife. The County administers the Oak Woodlands Plan and other biological resource protection ordinances which similarly prohibits a person from removing



or converting native woodlands unless a discretionary permit application has been submitted to and approved by the Director of Regional Planning. Potential impacts related to the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174) will be analyzed in the EIR. As such, impacts to oak woodlands or other unique native woodlands are considered to be **potentially significant** and will be further evaluated in the EIR.

e) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

Wildflower Reserve Areas are found, but not limited to, the areas in northern Los Angeles County. SEAs can be found throughout Los Angeles County and multiple are located in the ESGV. Oaks are widely dispersed throughout the County. Coastal Resource Areas can only be found in three areas (Santa Catalina Island, Marina Del Rey, and the Santa Monica Mountain Coastal Zone), none of which are included in the ESGVAP area. Communities within the ESGVAP that contain SEAs include Hacienda Heights, Rowland Heights, South Diamond Bar, Northeast La Verne, North Claremont, West Claremont, North Whittier, Northeast San Dimas, and East Azusa. There is a potential for Wildflower Reserve Areas, SEAs, or oak trees to be affected by the construction of one or more of the future projects undertaken to implement growth in the selected communities of the ESGVAP area. Therefore, this impact is considered **potentially significant** and will be evaluated further in the EIR.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

There are currently no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved state, regional, or local habitat conservation plans in effect in the ESGV (Los Angeles County 2015; CDFW 2022). As such, **no impact** would occur, and this criterion will not be analyzed further in the EIR.

**References**

California Department of Fish and Wildlife (CDFW). 2022. Natural Community Conservation Planning (NCCP).

Los Angeles County. 2015. Los Angeles County General Plan 2035. Chapter 9, Conservation and Natural Resources Element.

## 5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. As a policy document, the ESGVAP itself would not result in direct impacts to tribal cultural resources. However, future projects implementing the policies and goals contained in the ESGVAP could involve structural improvements and/or ground-disturbing activities that could, depending on their location, result in direct or indirect adverse changes to the significance of historical resources. For example, such changes could result from future projects intended to increase the diversity of housing near transit or future projects intended to create new community gathering spaces (as proposed in the Land Use Element). Future projects would be required to comply with existing federal, state, and local regulations that protect historical resources and undergo the County’s discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Such projects could nonetheless result in significant impacts to historic architectural resources and/or archaeological resources qualifying as historical resources. As such, impacts to historical resources are considered to be **potentially significant** and will be further evaluated in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

As mentioned above, the ESGVAP is a policy document that would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. As a policy document, the ESGVAP itself would not result in direct impacts to unique archaeological resources. However, future projects implementing the policies and goals contained in the ESGVAP could involve structural improvements and/or ground-disturbing activities that could, depending on their location, result in direct or indirect adverse changes to the significance of unique archaeological resources. Future projects would be required to comply with existing federal, State, and local regulations that protect archaeological resources and undergo the County’s discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Such projects could nonetheless result in significant impacts to unique archaeological resources. As such, impacts to unique archaeological resources are considered to be **potentially significant** and will be further evaluated in the EIR.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Paleontological resources are buried fossil remains. Surficial and near-surface paleontological resources in the ESGVAP area most likely would have been destroyed or recovered as a result of past development and redevelopment. However, future projects that implement the goals and policies of the ESGVAP could involve the disturbance of soils and bedrock at depths not previously disturbed by existing or past development. As such, future development could result in impacts to paleontological resources. As such, impacts to paleontological resources are considered to be **potentially significant** and will be evaluated in the EIR.

**d) Disturb any human remains, including those interred outside of dedicated cemeteries?**

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. As a policy document, the ESGVAP itself would not result in the disturbance of human remains. However, future projects implementing the policies and goals contained in the ESGVAP could involve ground disturbing activities that might, depending on their location, result in the disturbance of human remains interred outside of a dedicated cemetery. As such, impacts to human remains are considered to be **potentially significant** and will be further evaluated in the EIR.

**6. ENERGY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). As a policy document, the ESGVAP itself would not result in direct impacts to energy resources. However, future projects implementing the policies and goals contained in the ESGVAP would involve construction that would likely require the use of gasoline and diesel. Vehicles used during construction would be required to comply with federal and state standards for on- and off-road vehicles, which would reduce the potential for an inefficient or wasteful use of energy during future project construction. The implementation of the ESGVAP would support development in the ESGV area at greater densities and intensities. Therefore, implementation of the ESGVAP could result in significant impacts with regard to the use of energy resources. As such, impacts to energy resources are considered to be **potentially significant** and will be further evaluated in the EIR.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The California Title 24 Building Code contains energy efficiency standards for development of all types, including electricity and natural gas efficiency and the efficiency of building envelopes. Future projects proposed under the ESGVAP that would require development would be required to comply with the Title 24 CALGreen standards. Implementing projects or actions would also be required to comply with the County’s General Plan and Climate Action Plan, which include policies and requirements related to energy conservation. The Southern California Association of Governments’ (SCAG) 2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) Connect SoCal is a growth strategy and transportation plan with the primary purpose of describing how the SCAG region would meet its GHG reduction target through the year 2045. Land use growth and preservation strategies were guided by regional plans such as the SCAG Connect SoCal, with priority growth areas and HQTAs identified. The potential for the ESGVAP to conflict with state or local plans for renewable energy or energy efficiency is considered **potentially significant**, and as such, this criterion will be further evaluated in the EIR.

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act) prohibits the development of structures for human occupancy across Holocene-active fault traces. Under this Act, the California Geological Survey (CGS) has established “Zones of Required Investigation” on either side of an active fault that delimits areas susceptible to surface fault rupture. The zones are referred to as Earthquake Fault Zones (EFZs) and are shown on official maps published by the CGS (CGS 2021). Surface rupture occurs when the ground surface is broken due to a fault movement during an earthquake; typically, these types of hazards occur within 50 feet of an active fault.

The California Earthquake Hazards Zone Application (EQ Zapp) is an interactive map available on CGS’s website. The EQ Zapp allows users to view all available earthquake hazard zone data, including earthquake fault, liquefaction, and earthquake-induced landslide zones. According to the EQ Zapp, there are four EFZs that cross through portions of the ESGV Planning Area—the East Montebello, Sierra Madre, Elsinore, and Whittier fault zones (CGS 2021).

The Health and Safety Element presents policies that promote the ability of communities to continue healthy and active lifestyles in the midst of climate change and in the presence of safety hazards, including seismic hazards. The overall objective of the Health and Safety Element is to direct development away from environmental hazards and avoid them to the greatest extent possible.

The ESGVAP would be a long-range policy document for unincorporated areas of the County that does not propose the development of specific habitable structures that could be directly impacted by known EFZs. However, future projects encouraged by the ESGVAP’s goals, policies, strategies, and implementation actions could develop habitable structures within or adjacent to EFZs. Additionally, the construction of any new structures, and improvements to certain existing structures, in California is subject to the standards and requirements included in the most current version of the California Building Code (CBC) and the County of Los Angeles Building Code (which is derived from the CBC). In general, the CBC requires that every newly constructed structure (habitable or not) be subject to a geotechnical review (a preliminary and final review). The CBC further requires that a fault study be included in the geotechnical review of any new development that is proposed near an active fault. The Alquist Priolo Earthquake Fault Zoning Act sets up regulatory zones around active surface faults prohibiting development on or within a minimum distance from an active fault,

which is typically 50 feet on either side of the active fault. The CBC provides regulations for building structures to resist seismic shaking and seismic-induced ground failures (i.e., liquefaction).

All new future development within the ESGVAP area would be constructed in accordance with all applicable state and County laws (e.g., Alquist-Priolo Earthquake Fault Zoning Act, CBC, and the County Building Code). Adherence to project-specific geotechnical recommendations and applicable state and County building code requirements for structural safety would ensure that any risk of loss, injury, or death due to fault rupture is **less than significant** at the project level and cumulatively. As such, this criterion will not be analyzed further in the EIR.

**ii) Strong seismic ground shaking?**

The ESGVAP area is located in an historically seismically active region of California, as is evident by the presence of several Holocene-active faults in the ESGVAP area. The 2014 Working Group on California Earthquake Probabilities (WGCEP) concluded that there is a 50 percent probability (approximate) that a magnitude (MW) 6.7 earthquake or higher could occur in the Los Angeles region before the year 2044, and a 53 percent chance of a MW 6.7 (or higher) earthquake within the southern portion of the San Andreas fault zone before the year 2044 (Field et al. 2015). As discussed above, there are several faults that transect unincorporated Los Angeles County. The presence of these faults suggests that unincorporated Los Angeles County may be subject to strong seismic ground shaking in the event of an earthquake in the region.

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities.

Future projects encouraged by the ESGVAP's goals, policies, strategies, and implementation actions could include structures (both habitable and not habitable), which could be affected by strong seismic ground shaking. Additionally, the construction of any new structures, and improvements to certain existing structures in California, is subject to the standards and requirements included in the most current version of the CBC and the County of Los Angeles Building Code (which is derived from the CBC). In general, the CBC requires that every newly constructed structure (habitable or not) be subject to a geotechnical review (a preliminary and final review). Geotechnical design criteria are incorporated into every geotechnical review to ensure structures can withstand potential ground shaking from regional fault sources.

Adoption of the ESGVAP and the application of its policies to future development, along with compliance with state and County building code requirements would ensure that future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would not cause substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking at the project level and cumulatively. As such, impacts are considered **less than significant**, and this criterion will not be analyzed further in the EIR.

**iii) Seismic-related ground failure, including liquefaction and lateral spreading?**

Liquefaction is a phenomenon in which unconsolidated, water-saturated sediments become unstable due to the effects of strong seismic shaking. During an earthquake, these sediments can behave like a liquid, potentially causing severe damage to overlying structures. Lateral spreading is a variety of a minor landslide that occurs when unconsolidated liquefiable material breaks and spreads due to the effects of gravity, usually down gentle slopes. Liquefaction-induced lateral spreading has been defined as the finite, lateral displacement of gently sloping ground as a result of pore-pressure buildup or liquefaction in a shallow underlying deposit

during an earthquake (Rauch 1997). The occurrence of this phenomenon is dependent on many complex factors, including the intensity and duration of ground shaking, particle-size distribution, and density of the soil. In general, a relatively high potential for liquefaction exists in loose, sandy soils that are within 50 feet of the ground surface and are saturated (below the groundwater table).

The potential damaging effects of liquefaction include differential settlement, loss of ground support for foundations, ground cracking, heaving and cracking of structure slabs due to sand boiling, and buckling of deep foundations due to ground settlement. Dynamic settlement (i.e., pronounced consolidation and settlement from seismic shaking) may also occur in loose, dry sands above the water table, resulting in settlement of and possible damage to overlying structures. Lateral spreading can move blocks of soil, placing strain on buried pipelines that can lead to leaks or pipe failure.

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities.

According to the EQ Zapp, there are several areas in unincorporated areas of the County that are subject to earthquake-induced liquefaction (CGS 2021). Future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions could be subject to the effects of liquefaction and/or lateral spreading if they are proposed in susceptible areas, thereby exposing people and structures to the potentially damaging effects of liquefaction and/or lateral spreading.

As discussed above, future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would be subject to all applicable state and County regulations and building codes, which would require project-specific geotechnical review prior to issuance of grading permits. This review would identify and address potential project-specific geotechnical hazards, including liquefaction and/or lateral spreading. The project-specific geotechnical design criteria and proper soil engineering procedures would be incorporated into individual project design plans to address problematic soils and ensure that structures are able to withstand potential damage due to liquefaction and/or lateral spreading. Therefore, the Project would not cause substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure such as liquefaction and/or lateral spreading at the project level or cumulatively. As such, impacts are considered **less than significant**, and this criterion will not be analyzed further in the EIR.

**iv) Landslides?**

Landslides are one of the various types of downslope movements (mass wasting) in which rock, soil, and other debris are displaced due to the effects of gravity. The potential for material to detach and move down slope depends on multiple factors including the type of material, water content, and steepness of terrain.

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities.

According to the EQ Zapp, there are several areas that have the potential for earthquake-induced landslides in the unincorporated County (CGS 2021). Future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would be subject to the effects of earthquake-induced landslides if they

are proposed in susceptible areas, thereby exposing people and structures to the potentially damaging effects of landslides.

However, as discussed above, all new future developments are obligated by state and local laws to comply with the CBC and County Building Code. Compliance with the applicable standards and codes would ensure that each new future development has undergone a project-specific geotechnical review prior to issuance of grading permits to identify and address project-specific geotechnical hazards. Furthermore, each future project development must incorporate all geotechnical design criteria recommended for the project to ensure soil and slope stability. Therefore, the Project would not cause substantial adverse effects, including the risk of loss, injury, or death involving landslides. As such, impacts are considered **less than significant** at the project level and cumulatively, and this criterion will not be analyzed further in the EIR.

**b) Result in substantial soil erosion or the loss of topsoil?**

Future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions could include earth-moving activities, including clearing, excavation, grading, trenching, or soil stockpiling. Such activities could create a significant increase in the amount and rate of soil erosion or loss of topsoil.

To address the potential increase in erosion and sedimentation caused by earth-moving activities, new future developments that would disturb one or more acres would be subject to the provisions of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Stormwater Discharge Associated with Construction and Land Disturbance Activities Order 2012-0006-DWQ (Construction General Permit). New future projects that would disturb less than one acre, but are part of a larger common plan of development that in total disturbs one or more acres, would also be regulated under this permit. Future projects that propose to disturb less than one acre would be regulated under the Los Angeles County Municipal Separate Storm Water System (MS4) Permit.

These state and County requirements were developed to ensure that erosion from construction sites is controlled and monitored. The Construction General Permit requires preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), which requires implementation of Best Management Practices (BMPs) to control stormwater run-on and run-off from construction work sites. BMPs may include, but would not be limited to, physical barriers to prevent erosion and sedimentation, construction of sedimentation basins, limitations on work periods during storm events, use of infiltration swales, protection of stockpiled materials, and a variety of other goals and policies to be identified by a qualified SWPPP developer that would substantially reduce or prevent erosion from occurring during construction. As such, impacts are considered **less than significant** at the project level and cumulatively, and this criterion will not be analyzed further in the EIR.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

As discussed above, EQ Zapp indicates that there are several areas within the unincorporated County that are susceptible to earthquake-induced liquefaction, lateral spreading, and landslides. Additionally, according to the interactive map depicting areas of land subsidence in California, provided on the United States Geological Survey (USGS) website, there are areas within the unincorporated County that show evidence of land subsidence due to groundwater withdrawal (USGS 2021). Subsidence in an area can be exacerbated by dewatering—a common construction technique used to lower the water table when excavations are planned



to be deeper than the existing water table. Dewatering involves the removal or draining of groundwater via various pumping methods. If excessive dewatering occurs as a result of individual future projects, it could exacerbate land subsidence in the region.

New future development supporting the ESGVAP’s goals, policies, strategies, and implementation actions could include projects that are proposed in areas subject to liquefaction, lateral spreading, and landslides; additionally, these new developments could require dewatering during construction.

As discussed above, all new future developments are obligated by state and local laws to comply with the CBC and County Building Code. Compliance with the applicable building codes would ensure that each new future development has undergone a project-specific geotechnical review prior to issuance of grading permits, whereby project-specific geotechnical hazards would be identified and the specific design criteria would be incorporated into individual project design plans. Geotechnical design criteria are incorporated into geotechnical reviews to verify the stability of nearby slopes and soils, and to provide recommendations to protect developments from causing or being affected by liquefaction, lateral spreading, landslides, and subsidence. Compliance with project-specific geotechnical design recommendations and all applicable building code standards and requirements would ensure that future projects do not cause substantial adverse effects, including loss, injury, or death involving on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. As such, impacts are considered **less than significant** at the project level and cumulatively, and this criterion will not be analyzed further in the EIR.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994)<sup>1</sup>, creating substantial direct or indirect risks to life or property?**                                                                               

Expansive soils are soils that possess a “shrink-swell” characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying; the volume change is reported as a percent change for the whole soil. This property is measured using the coefficient of linear extensibility (COLE) (NRCS 2017). The Natural Resources Conservation Service (NRCS) relies on linear extensibility measurements to determine the shrink-swell potential of soils. If the linear extensibility percent is more than 3 percent (COLE=0.03), shrinking and swelling may cause damage to buildings, roads, and other structures (NRCS 2017). NRCS Web Soil Survey data indicates that the soils within unincorporated areas of the County have highly variable linear extensibility ratings with percentages ranging from 1.5 to 6.5, indicating linear extensibility ratings ranging from low to high (NRCS 2021).

New projects implementing the ESGVAP’s goals, policies, strategies, and implementation actions could be proposed in areas that are underlain by expansive soils, which could subject them to the damaging effects of expansive soils.

However, there are existing laws, regulations, plans, and standards in place that would reduce the potential impact to less-than-significant levels. The CBC requires geotechnical reviews to include soil testing, which identify the presence of a variety of geotechnical constraints related to soil quality, including the expansion potential of the soil. Compliance with state and local laws governing new development in the unincorporated County would ensure impacts related to expansive soils are not significant. As such, impacts are considered **less than significant** at the project level and cumulatively, and this criterion will not be analyzed further in the EIR.

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<sup>1</sup> The CBC, based on the International Building Code and the now defunct Uniform Building Code, no longer includes a Table 18-1-B. Instead, Section 1803.5.3 of the CBC describes the criteria for analyzing expansive soils.

**e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?**

The ESGVAP would be a long-range policy document intended to respond to local planning challenges and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. Implementation of future development supported by the ESGVAP’s goals, policies, strategies, and implementation actions may generate wastewater. Individual future projects that include structures may connect to existing sewer lines, on-site septic tanks, and/or alternative waste water disposal systems (rare). In the event that a septic tank or alternative waste water disposal system installation is proposed as part of a future project, a required testing and permitting process would be completed prior to installation, based on individual project-level review by the County.

A web soil survey provides septic tank absorption field data to inform developers of the suitability of soil for supporting the use of septic tanks and other alternative wastewater treatments systems. Web soil survey data suggests that the suitability of the soils in the unincorporated County varies from not limited to very limited and may have one or more features that are unfavorable to septic tank usage (NRCS 2021). Any new future development that proposed the use of a septic tank or alternative wastewater disposal system would be regulated by the Los Angeles County Department of Public Health (LACDPH) and the Land Use Program of the Environmental Health Division.

Home and business property owners that want to install or replace an onsite wastewater treatment system (OWTS) must submit an application, along with the required documents listed on the application, in order to go through the OWTS review process. Obtaining a permit would be required prior to the construction of any septic tank or alternative waste water disposal system, and each system would be constructed within the parameters of the State Water Resources Control Board (SWRCB) Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (SWRCB 2012). System design approvals may also be required to be submitted to the County Building and Safety Department prior to obtaining building permits for proposed projects.

Since this procedure would be required prior to the construction of any and all septic tanks and alternative wastewater disposal systems, all new future projects implementing the ESGVAP’s goals, policies, strategies, and implementation actions would be subject to the applicable state and County requirements. Proper soils are essential for the installation and maintenance of septic tanks and alternative wastewater disposal systems; compliance with the applicable state and local requirements would ensure that future project impacts are not significant. As such, impacts are considered **less than significant** at the project level and cumulatively, and this criterion will not be analyzed further in the EIR.

**f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?**

The Hillside Management Area (HMA) Ordinance is a component of the County General Plan and is designed to preserve significant natural features in hillside areas. HMAs are defined as areas with natural slopes of 25 percent or greater. Compliance with the Hillside Design Guidelines is required for development in HMAs, unless exempted under the HMA Ordinance provisions. In hillside areas with less than 25 percent slope, use of the Hillside Design Guidelines is optional, but encouraged. These guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other types of projects to ensure natural features in hillside areas are preserved.

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances

growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. Implementation of future projects supported by the ESGVAP's goals, policies, strategies, and implementation actions could occur within HMA-designated areas. If so, the new future development would be regulated under the HMA Ordinance and subject to the Hillside Design Guidelines on a project-specific basis. Requisite compliance with the ordinance would assure that new future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would not result in a significant impact to hillside areas. As such, the Project would not conflict with the HMA Ordinance and impacts are considered **less than significant** at the project level and cumulatively. This criterion will not be analyzed further in the EIR.

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## 8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP Land Use Element would allow for an increase in the intensity and density of development within the ESGVAP area, which would generate GHGs due to energy demand, water demand, wastewater generation, etc. The Land Use, Mobility, and Health and Safety Elements include goals and policies to reduce GHG emissions through strategies such as mobility options, locating housing in greater densities near HQTAs, and making ESGV communities more walkable and bikeable. While the ESGVAP would include goals and policies to address GHG emissions, it would also facilitate development that could increase greenhouse gas emissions. As such, impacts are considered **potentially significant**, and this criterion will be evaluated further in the EIR.

**b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The potential for implementation of the ESGVAP to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs will be evaluated further in the EIR. Applicable plans, policies, or regulations that will be evaluated in the EIR include the 2017 Climate Change Scoping Plan, the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, the Renewables Portfolio Standard (Senate Bill 1078 and subsequent amendments in Senate Bill 100), and the California Building Energy Efficiency Standards and Green Building Code (Title 24, Parts 6 and 11). The ESGVAP would facilitate development at greater densities and intensities in the ESGV area; therefore, the potential for the ESGVAP to conflict with plans, policies, or regulations adopted for the purpose of reducing GHGs could be significant. As such, impacts are considered **potentially significant**, and this criterion will be evaluated further in the EIR.

## 9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP would be a long-range policy document intended to respond to local planning challenges and would allow new development and redevelopment within the ESGV Planning Area at densities and intensities higher than currently exist. Future construction activities associated with projects implementing the ESGVAP’s goals, policies, strategies, and implementation actions could involve the use of standard construction equipment, which would include the following commonly used hazardous materials and substances: fuel, oils and lubricants, hydraulic fluid, paints and thinners, and cleaning solvents to maintain vehicles and motorized equipment. Routine use of any of these substances could pose a hazard to people or the environment if construction activities are not regulated. Similarly, the transport, storage, or disposal of these commonly used hazardous materials during construction activities could cause a significant impact if they are exposed to people or the environment.

Further, future developments as a result of the ESGVAP could include land uses in the ESGV Planning Area that would typically involve the use, storage, disposal and transportation of hazardous materials; residential, commercial, and light industrial land uses are examples of future land uses that could involve hazardous materials.

The use, storage, transport, and disposal of hazardous materials during construction and operation of the Project would be carried out in accordance with federal, state, and county regulations. For instance, contractors would be required to prepare and implement Hazardous Materials Business Plans (HMBPs) that requiring hazardous materials used for construction be used properly and stored in appropriate containers with secondary containment, as needed, to contain a potential release. HMBPs are also required for future developments that would include the use, storage, or disposal of hazardous materials on-site. The California Fire Code would also require measures for the safe storage and handling of hazardous materials during construction and operation of the Project.

Construction contractors would be required to prepare Storm Water Pollution Prevention Plan (SWPPP) for construction activities according to the National Pollutant Discharge Elimination System (NPDES) General Construction Permit requirements. The SWPPP would list the hazardous materials (including petroleum products) proposed for use during construction; describe spill prevention measures, equipment inspections, equipment and fuel storage; protocols for responding immediately to spills; and describe BMPs for controlling site run-on and runoff.

In addition, the transportation of hazardous materials would be regulated by the U.S. Department of Transportation (USDOT), Caltrans, and the California Highway Patrol (CHP). Together, federal and state agencies determine driver-training requirements, load labeling procedures, and container specifications designed to minimize the risk of a release of hazardous materials.

In the event of a hazardous materials spill/release at a future development in the ESGV Planning Area, a coordinated response would occur at the federal, state, and local levels, including the County. The Los Angeles

County Fire Department (LACoFD) is the local Certified Unified Program Agency (CUPA) and hazardous materials response team. In the event of a hazardous materials spill, the LACoFD would be notified and sent to the scene to respond to and assess the situation.

Any fuel tanks required for a future project implementing the ESGVAP would be maintained and operated according to all federal, state, and local regulations during construction and operation, and hazardous material storage would be detailed in a Spill Prevention, Control, and Countermeasure (SPCC) Plan. Refueling and general maintenance for construction equipment, such as changing fluids and lubricating parts, also would be subject to sufficient containment capabilities and according to goals, policies, strategies, and implementation actions outlined in an SPCC Plan.

Compliance with applicable federal, state, and local laws and regulations would ensure that any impact resulting from future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would be **less than significant**.

Regarding cumulative impacts, all future projects implementing the ESGVAP would be subject to the same existing laws as the Project would, which are in place to regulate the transport, use, storage, and disposal of hazardous materials. As with the Project, all future projects would be required to comply with these various federal, state, and local laws. Further, the Environmental Justice Element includes policies that require the creation of buffers between sensitive land uses and land uses that involve the use of hazardous materials. Together, the elements of the ESGVAP would improve cumulative conditions with regard to the exposure of residents to hazardous materials. Additionally, while individual future projects implementing the ESGVAP may require the use or transport of hazardous materials, they too would be required to comply with the requirements discussed above.

Therefore, the adoption and implementation of the ESGVAP would not result in cumulative impacts with respect to this criterion. As such, this criterion will not be analyzed further in the EIR.

**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?**                                                                                       

The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). As discussed above, the adoption of the ESGVAP could lead to new future developments in support of the ESGVAP's goals, policies, strategies, and implementation actions. During the construction of future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions, construction activities may involve the transportation, storage, use, or disposal of a variety of hazardous materials, including batteries, hydraulic fluid, diesel fuel, gasoline, grease, lubricants, paints, solvents, and adhesives. Additionally, if future developments are affected by the presence of known hazardous materials sites, the removal and handling of hazardous wastes could lead to an accidental release. If during development, hazardous materials were accidentally released into the environment, a potential significant impact could result.

As previously noted, there are numerous laws and regulations that regulate the transportation, handling, storage, and disposal of hazardous materials—this requirement applies to construction activities and during operation of all new developments that would require handling hazardous materials on-site. The required HMBP, SWPPP, and SPCC Plan, discussed above would include procedures that help prevent the accidental release of hazardous materials into the environment. A standard HMBP and SPCC Plan would include BMPs,

as well as spill control and spill response goals, policies, strategies, and implementation actions, to ensure any potential release is handled appropriately. If a spill did occur, the SPCC would include appropriate goals and policies to ensure that workers cease work activities to contain any release and enact the protocols for cleanup, including the notification of appropriate agencies and the use of exposure-reducing materials stored on-site (such as absorbent pads to minimize spread). Further, the SWPPP would list the hazardous materials proposed for use during construction and operation; describe spill prevention measures, equipment inspections, equipment, and fuel storage; protocols for responding immediately to spills; and describe BMPs for controlling site run-on and runoff. In addition, the transportation of hazardous materials would be regulated by the USDOT, Caltrans, and CHP. Together, federal and state agencies determine driver-training requirements, load labeling procedures, and container specifications designed to minimize the risk of an accidental release.

Accidents or mechanical failure involving heavy equipment could result in the accidental release of fuel, lubricants, hydraulic fluid, or other hazardous substances. These types of spills on construction sites are typically in small quantities, localized, and cleaned up in a timely manner. Construction contractors are contractually responsible for their hazardous materials and are required under their contract to properly store and dispose of these materials in compliance with state and federal laws, including implementing a HMBP/SPCC. Accidental spills/releases of hazardous materials can also occur during operation of any future development that would involve handling hazardous materials. In both circumstances, the LACoFD (the local CUPA) would be the agency that is responsible for responding to sites of accidental hazardous material release. Response measures would include protocols for cleaning, removing, and containing any contamination, so that the public and/or environment would not be impacted.

As discussed, future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions could require coverage under the Construction General Permit (or related stormwater permit), and if so, would be subject to the protections included in a SWPPP, which outline BMPs to contain a potential release and prevent any such release from reaching an adjacent waterway or stormwater collection system (e.g., erosion control, sediment control, and waste management).

Compliance with applicable federal, state, and local laws and regulations would ensure that any impact resulting from future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would be **less than significant**.

Regarding cumulative impacts, all future projects implementing the ESGVAP would be subject to the same existing laws as the Project would, which are in place to regulate the transport, use, storage, and disposal of hazardous materials. As with the Project, all future projects would be required to comply with these various federal, state, and local laws. Further, the Environmental Justice Element includes policies that require the creation of buffers between sensitive land uses and land uses that involve the use of hazardous materials. Together, the elements of the ESGVAP would improve cumulative conditions with regard to the exposure of residents to hazardous materials. Additionally, while individual future projects implementing the ESGVAP may require the use or transport of hazardous materials, they too would be required to comply with the requirements discussed above.

Therefore, the adoption and implementation of the ESGVAP would not result in cumulative impacts with respect to this criterion. As such, this criterion will not be analyzed further in the EIR.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?**

Some populations (e.g., children, elderly, sick or disabled persons) are more susceptible to health effects of hazardous materials than the general population. Hazardous materials used near schools, day care centers, senior living communities, hospitals, etc., must consider potential health effects to these populations, often referred to as “sensitive receptors.” Construction or redevelopment on contaminated properties that could potentially generate vapors or fugitive dust containing contaminants may potentially pose a health risk to these populations. In addition, commercial businesses in proximity to sensitive receptors may have hazardous emissions or handle hazardous or acutely hazardous materials or wastes that could pose a health risk to these sensitive receptors.

As discussed in Section 3, Air Quality, there are several sensitive receptors and receptor locations within the ESGVAP area and it is not known at the time of this analysis whether future projects implementing the ESGVAP’s goals, policies, strategies, and implementation actions would be constructed in proximity to one or more of them. Typically, developments that would handle hazardous materials or discharge hazardous emissions within one-quarter mile of a sensitive receptor are at risk of exposing sensitive receptors to hazardous materials and emissions. While the ESGVAP adoption would not directly cause hazardous emissions, it would encourage new developments that could create hazardous emissions. Impacts generated by the release of hazardous emissions in proximity to sensitive receptors would occur during construction phases and would be temporary.

The Health and Safety Element presents policies that promote the ability of communities to continue healthy and active lifestyles in the midst of climate change and in the presence of safety hazards. The overall objective of Health and Safety Element is to direct development away from environmental hazards and avoid them to the greatest extent possible. To protect sensitive receptors, Section 17210 et seq. of the State Education Code, Sections 21151.2 and 21151.4, and 21151.8 of the Public Resources Code require that prospective school sites be reviewed to determine that such sites are not a current or former hazardous waste disposal site, a hazardous substance release site, or the site of hazardous substance pipelines. These laws also require consultation with local hazardous materials agencies and air quality districts to ensure that sites within one-quarter mile of a school that handle or emit hazardous substances would not potentially endanger sensitive receptors.

The other federal, state, and local laws and regulations that regulate hazardous materials, discussed above in criteria a) and b) and in criterion d) below, also would be applied to any future projects involving the handling of hazardous materials or the release of hazardous emissions within one-quarter mile of a sensitive receptor. Compliance with the applicable federal, state, and local laws and regulations would ensure any potential impacts to sensitive receptors from future projects are **less than significant**.

Regarding cumulative impacts, all future projects implementing the ESGVAP would be subject to the same existing laws as the Project would, which are in place to regulate the transport, use, storage, and disposal of hazardous materials. As with the Project, all future projects would be required to comply with these various federal, state, and local laws. Additionally, the Environmental Justice Element includes policies that require the creation of buffers between sensitive land uses and land uses that involve the use of hazardous materials. Together, the elements of the ESGVAP would improve cumulative conditions with regard to the exposure of residents to hazardous materials. Additionally, while individual future projects implementing the ESGVAP may require the use or transport of hazardous materials, they are not likely to be built at the same time and would be required to comply with the requirements listed above. Therefore, the adoption and implementation of the ESGVAP would not result in cumulative impacts with respect to this criterion. As such, this criterion will not be analyzed further in the EIR.



**d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

The provisions in Government Code Section 65962.5, commonly referred to as the “Cortese List,” require the California Department of Toxic Substances Control (DTSC) to compile and maintain a list of Hazardous Waste and Substances sites, including the State Water Resources Control Board’s (SWRCB) leaking underground storage tank (LUST) sites, active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO), and certain solid waste disposal sites and hazardous waste facilities. As discussed in the context of criterion a), above, there are several hazardous materials sites within the unincorporated County, many of which are included on the Cortese List. If new future developments implementing the ESGVAP’s goals, policies, strategies, and implementation actions are proposed on or near hazardous materials sites that have been included on the Cortese List, then the risk of creating a significant hazard to the public or environment increases, as potentially contaminated soil and/or groundwater could be exposed during ground-disturbing activities. A potentially significant impact could occur if the new future development is located on or near a site listed on the Cortese List and exposed hazardous materials to people or the environment.

However, as discussed under Criterion a) and Criterion b), there are numerous existing federal, state, and local laws that regulate the use, transportation, storage, and disposal of hazardous materials. These same laws would apply to future developments that are proposed on or near Cortese List sites; applicable laws would require that hazardous materials sites are identified and tested prior to development on such a site, and if contamination exists there are laws that regulate the remediation of the site prior to new development. In addition, sites listed on the Cortese List are under the jurisdiction of a regulatory agency (e.g., DTSC, Regional Water Quality Control Board [RWQCB], or a local agency), hence the reason for their inclusion on the Cortese List. As such, the overseeing regulatory agency is in the process of requiring the owners/operators of listed sites to bring their sites into compliance. This includes requiring sites with spills or releases to soil and/or groundwater to investigate and clean up their sites to levels that no longer pose risks to people or the environment. The listing of a site on the Cortese List is part of the public record. When a future project is proposed, the status of nearby sites on the Cortese list would be checked and the project would be planned accordingly to ensure compliance with any overseeing regulatory agency requirements, as applicable. Compliance with applicable federal, state, and local laws and regulations would ensure that future projects would not create a significant hazard to the public or the environment at the project level or cumulatively. As such, impacts are considered **less than significant**, and this criterion will not be analyzed further in the EIR.

**e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

There are numerous heliports located within and adjacent to the ESGVAP area, including the Brackett Field Airport in La Verne and the San Gabriel Valley Airport in El Monte. Implementation of the ESGVAP could result in future development within a safety or noise hazard zone as delineated in an Airport Land Use Compatibility Plan (ALUCP), such as the Los Angeles County ALUCP, Brackett Field ALUCP and/or the

El Monte Airport<sup>2</sup> Master Plan Report. However, future development would be required to be consistent with any applicable ALUCP constraints, such as building height restrictions, and restrictions on development within any delineated safety or noise hazard zones.

Additionally, compliance with policies included in the Land Use Element and Noise Element of the General Plan related to land use compatibility would ensure that future development does not conflict with ALUCPs. In particular, LA County General Plan Policy LU 7.6 explicitly requires that airport land use plans address conflicts between airport operations and surrounding land uses. LA County General Plan Policy N 1.12 requires that land use decisions on parcels adjacent to transportation facilities, including those adjacent to airports, consider existing and future noise levels of the adjacent transportation facilities.

Furthermore, the Federal Aviation Administration (FAA) regulates all civil aviation in the country. One responsibility of the FAA is to regulate transportation safety and developing and carrying out programs to control aircraft noise and other environmental effects of civil aviation. Compliance with FAA regulations applicable to safety and noise impact as they relate to civil aviation and the environment.

Required compliance with applicable ALUCPs, the General Plan, and FAA regulations would ensure that the implementation of future projects under the ESGVAP result in a less-than-significant impact relative to the potential exposure of people residing or working in unincorporated areas of the County to excessive airport or airstrip noise at the project level and cumulatively. As such, this is considered a **less-than-significant impact**, and this criterion will not be evaluated further in the EIR.

**f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?**                                                                               

The ESGVAP Health and Safety Element includes goals and policies to increase accessibility to information about emergency response and access. The ESGVAP would increase development densities and intensities, which could include road closures or road work, which could impact emergency access. Impacts are considered to be **potentially significant**, and as such, the potential for the ESGVAP to have an impact on emergency access will be further evaluated in the EIR.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located: (i) within a high fire hazard area with inadequate access; (ii) within an area with inadequate water and pressure to meet fire flow standards; (iii) within proximity to land uses that have the potential for dangerous fire hazard; or (iv) would constitute a potentially dangerous fire hazard.**                                                                               

According to fire hazard mapping by the California Department of Forestry and Fire Protection (CAL FIRE), as part of the Fire and Resource Assessment Program (FRAP), there are several areas of the unincorporated County that are classified as Very High Fire Hazard Severity Zones (VHFHSZ); within the ESGV Planning Area, the communities of Covina Islands, East Azusa, Glendora Islands, Hacienda Heights, North Claremont, Northeast La Verne, Northeast San Dimas, Rowland Heights, South Diamond Bar, Walnut Islands, and West Claremont would be within or adjacent to one of these zones (CAL FIRE 2011).

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<sup>2</sup> The El Monte Airport change its name to San Gabriel Valley Airport in 2014.

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The Health and Safety Element's overall objective is to direct development away from environmental hazards and avoid them to the greatest extent possible.

If new future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would involve construction activities, then the use of construction equipment and the possible temporary on-site storage of fuels and/or other flammable construction chemicals could pose an increased fire risk resulting in injury to workers or the public during construction.

However, as discussed under Criteria a) and b), contractors would be required to comply with hazardous materials storage and fire protection regulations (i.e., HMBP, SWPPP, and California Fire Code), which would minimize the potential for fire creation by requiring proper storage and handling procedures of flammable hazardous materials. Proper storage and handling of hazardous materials reduced the chance of igniting an accidental fire.

Further, for projects that would require a project-specific CEQA analysis, a detailed site-specific, project-specific fire risk analysis would be required. If it is determined during the CEQA process that the project is proposed to be constructed within or adjacent to a VHFHSZ, or future project activities would exacerbate an existing fire risk, then appropriate mitigation actions would be proposed to address the potential fire risk posed by a project. Other developments in the ESGV Planning Area that may not require a CEQA review, would be subject to Title 32 of the Los Angeles County Code (the Los Angeles County Fire Code). Compliance with the County Fire Code would ensure that any new future development proposed in the unincorporated County is in an area with adequate access (for emergency vehicles/personnel) and water pressure (to meet flow standards) in the event that a fire needs to be extinguished. Compliance with the County Fire Code would also ensure that future projects that are developed within mapped VHFHSZs are properly inspected, obtain the applicable permits, and abide by fire prevention techniques. The LACoFD and County Department of Public Works enforce fire and building codes related to development within or near VSFHSZs, such as access requirements for single family residential uses (with requirements for other structures determined on a case-by-case basis).

Given that any future project that would result from the adoption of the ESGVAP would address fire risks at the time of development, and that any future development would be required to comply with the County Fire Code, the impacts as a result of implementing the ESGVAP are considered **less than significant**. The Land Use Element, Public Health and Safety Element, and Natural Resources Element include goals and policies that would require that new development be located away from areas with high fire hazards, retrofit existing development to increase fire resiliency, require fuel modifications, vegetation management defensive space, fire resistant building materials and landscaping for high fire hazard areas. The Health and Safety Element also includes policies to work with utilities to underground lines, ensure that there is adequate ingress and egress for communities, and adequate fire suppression equipment. Together, these goals, policies, and implementation strategies would improve cumulative conditions relative to wildfires and would ensure that future development does not worsen environmental conditions with respect to wildfire risks. Therefore, adoption of the ESGVAP would not result in adverse cumulative impacts with respect to this criterion. As such, this criterion will not be analyzed further in the EIR.

## **References**

California Department of Forestry and Fire Protection (CAL FIRE). 2011. Fire Hazard Severity Zones in Local Responsibility Areas (LRA). Forest Resource Assessment Program. Map. Scale 1:150,000.

## 10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP would be a long-range policy document intended to respond to local planning challenges and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. The ESGVAP would not include measures or actions that would degrade surface or groundwater quality or violate any water quality standards or waste discharge requirements. However, future projects implementing the ESGVAP's goals and policies, depending on the nature of future developments, could include activities that create an impact to surface or groundwater quality. Construction activities associated with new development in the ESGV Planning Area could include grading, excavation, and other types of earth-moving; increased erosion, sedimentation, and discharge from other construction-related pollutants can potentially impact water quality. Sedimentation and polluted construction run-off can enter stormwater or nearby water bodies and introduce polluted or contaminated water, which would adversely affect water quality. Operation of future developments could also include activities (i.e., using, storing, or disposing of hazardous materials) that may introduce contaminated discharge that could affect water quality.

To address the potential impacts to water quality, proposed projects implementing the ESGVAP's goals and policies would be required to comply with the independently enforceable requirements of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Stormwater Discharge Associated with Construction and Land Disturbance Activities Order 2012-0006-DWQ (Construction General Permit) and the Los Angeles County Municipal Separate Storm Water System (MS4) Permit (CAS004004, Order No. R4-2021-0105 ) (2021 MS4 Permit). The Construction General Permit and the County 2021 MS4 Permit are designed to regulate stormwater and non-stormwater discharges.

The Construction General Permit requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for projects disturbing 1.0 acre (or more) of land, which would include construction best management practices (BMPs) designed to prevent the occurrence of soil erosion and discharge of other construction-related pollutants that could contaminate water quality.

The County prepared the 2014 Low Impacts Development Standards Manual (LID Standards Manual) to comply with the requirements of the NPDES 2021 MS4 Permit. The LID Standards Manual provides guidance for the implementation of stormwater quality control measures in new development and redevelopment project in unincorporated areas of the County with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges.

New developments stemming from the ESGVAP would be required to submit a LID Plan for review and approval by the Director of Public Works. The LID Plan must provide a comprehensive, technical discussion of how a proposed project would comply with the requirements of the LID Ordinance and LID Standards Manual. A projects compliance with the required LID Plan, ordinance, and standards manual would be sufficient to address potential impacts related to conflicting with County LID Ordinance.

New development within the ESGV Planning Area would need to be compliant with the NPDES Construction General Permit and the Los Angeles County 2021 MS4 Permit. Compliance with the provisions of these permits would ensure that future construction activities are consistent with the County LID Ordinance and would not create a significant impact to water quality. Further, the Natural Resources Element and Land Use Elements of the ESGVAP include goals and policies to protect water quality. Therefore, implementation of the ESGVAP would not violate water quality standards, waste discharge requirements, or otherwise substantially degrade surface or groundwater quality; there would be a less-than-significant impact.

Regarding cumulative impacts, many future projects implementing the goals and policies of the Natural Resources Element would improve surface water quality. Future projects that have the potential to impact surface water quality within the ESGVAP area are not likely to be constructed at the same time and are not likely to overlap in a manner that would create cumulative impacts to water quality. Additionally, as described above, future projects implementing the ESGVAP that have the potential to degrade surface water quality would be regulated by the permitting requirements listed above. For these reasons, the ESGVAP would result in less-than-significant cumulative impacts. Impacts are considered **less than significant**, and this criterion will not be analyzed further in the EIR.

**b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**                                                                               

The ESGVAP identifies area of growth within the ESGV area where the intensity and density of development would increase relative to existing conditions. This would support long-term development and growth which could result in an increase in the use of water and groundwater resources. As such, as impacts to groundwater resources are considered to be a **potentially significant impact**, this criterion will be analyzed further in the EIR.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would: (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or off-site; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?**                                                                               

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. The adoption of the ESGVAP would not directly cause alterations to drainage patterns

through the alteration of the course of a stream or river, or through the addition of impervious surfaces. It is possible, however, that future projects implementing the goals and policies of the ESGVAP would include projects or components that could contribute to the alteration of an existing drainage pattern of a site.

According to the General Plan, there are no 100-year flood hazard zones within the ESGV Planning Area, apart from sparse areas in the communities of Azusa and Hacienda Heights; there are mapped 500-year flood zones in West Covina. New development could involve the addition of new impervious surfaces in the ESGV Planning Area, which could lead to increased erosion or pollution, or on or off-site flooding.

As discussed above, new development within the ESGV Planning Area is required to comply with the NPDES Construction General Permit (and associated SWPPP and construction BMPs) and the County 2021 MS4 Permit. The County has prepared the LID Standards Manual to comply with the requirements of the NPDES 2021 MS4 Permit. The LID Standards Manual provides guidance for avoiding impacts to natural drainage systems and other water bodies, and for ensuring proper LID design strategies to regulate the addition of impervious surfaces.

New developments under the ESGVAP would be required to submit a LID Plan for review and approval by the Director of Public Works. The LID Plan must provide a comprehensive, technical discussion of how a proposed project would comply with the requirements of the LID Ordinance and LID Standards Manual. A project's compliance with the required LID plan, ordinance, and standards manual would be adequate to address potential impacts related to conflicting with County LID Ordinance.

Further, both the existing General Plan and the Health and Safety Element of the ESGVAP discourages development in flood hazard zones, floodplains, or flood prone areas. If future developments are approved within a flood hazard zone, additional policies have been adopted to require new developments to have access to emergency services and avoid areas where flood-related property damage could impact biological (and other) resources. Compliance with the NPDES Construction General Permit, County 2021 MS4 Permit, existing General Plan, and the Health and Safety Element of the ESGVAP would reduce impacts related to altering a drainage pattern or course of a river or stream due to the addition of new impervious surfaces; these impacts would be **less than significant**.

While the implementation of the ESGVAP would include new development that could add new impervious surfaces and/or involve activities that would alter the existing drainage pattern, they would be required to comply with the same existing federal, state, and local laws and policies in the General Plan and the ESGVAP. Therefore, implementation of the ESGVAP would result in less-than-significant cumulative impacts related to altering a drainage pattern or course of a river or stream due to the addition of new impervious surfaces. As such, this criterion will not be evaluated further in the EIR.

**d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?**

According to the General Plan, there are no 100-year flood hazard zones within the ESGV Planning Area, apart from sparse areas in the communities of Azusa and Hacienda Heights; there are mapped 500-year flood zones in West Covina.

While the ESGVAP would facilitate future development in certain portions of the ESGVAP area, both the existing General Plan and the Health and Safety Element of the ESGVAP discourages development in flood hazard zones, floodplains, or flood prone areas. If future developments are approved within a flood hazard

zone, additional policies have been adopted to require new developments to have access to emergency services and avoid areas where flood-related property damage could impact biological (and other) resources.

The ESGVAP would have a **less-than-significant impact** with respect to this criterion. As such, this criterion will not be evaluated further in the EIR.

**e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?**

The ESGVAP would be a long-range policy document intended to respond to local planning challenges and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. Future developments implementing the goals and policies of the ESGVAP could include construction or operation activities that could impact water quality by introducing pollutants into stormwater and non-stormwater discharges.

The County has prepared the LID Standards Manual to comply with the requirements of the NPDES 2021 MS4 Permit. The LID Standards Manual provides guidance for the implementation of stormwater quality control measures in new development and redevelopment project in unincorporated areas of the County with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges.

New developments under the ESGVAP would be required to submit a LID Plan for review and approval by the Director of Public Works. The LID Plan must provide a comprehensive, technical discussion of how a proposed project would comply with the requirements of the LID Ordinance and LID Standards Manual. A project's compliance with the required LID plan, ordinance, and standards manual would be sufficient to address potential impacts related to conflicting with County LID Ordinance.

New development within the ESGV Planning Area would be compliant with the NPDES Construction General Permit and the Los Angeles County 2021 MS4 Permit. Compliance with the provisions of these permits would ensure that future construction activities are consistent with the County LID Ordinance. Requisite compliance with the independently enforceable requirements of the LID Ordinance would assure that adoption and implementation of the ESGVAP would result in a **less-than-significant impact** relating to this criterion. Therefore, the ESGVAP would have no cumulative impact with respect to the LID ordinance. As such, this criterion will not be evaluated further in the EIR.

**f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g., high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. Potential future projects implementing ESGVAP policies and implementation actions may connect to existing sewer lines, on-site septic tanks, and/or alternative waste water disposal systems.

The Natural Resources Conservation Service (NRCS) Web Soil Survey is an online database containing soil data for land throughout California; the Web Soil Survey provides septic tank absorption field data to inform developers of the suitability of soil for supporting the use of septic tanks and other alternative wastewater treatments systems. Web Soil Survey data suggests that the suitability of the soils in the ESGV Planning Area



varies from not limited to very limited and may have one or more features that are unfavorable to septic tank usage (NRCS 2021).

In the event that a septic tank or alternative waste water disposal system installation is proposed, a testing and permitting process would need to be completed prior to installation; the process is regulated by the Los Angeles County Department of Public Health (LACDPH) and the Land Use Program of the Environmental Health Division. Home and business property owners that want to install or replace an Onsite Wastewater Treatment System (OWTS) must submit an application along with the required documents listed on the application in order to go through the OWTS review process; part of the process requires soil testing to ensure the soil is suitable for septic tank use. Obtaining a permit would be required prior to the construction of any septic tank or alternative wastewater disposal system, and each system would be constructed within the standards and parameters of the State Water Resources Control Board (SWRCB) Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (SWRCB 2012), which are enforced locally by the LACDPH. System design approvals may also be submitted to the County's Building and Safety Department prior to obtaining building permits for proposed projects.

Since this procedure would be required prior to the construction of all septic tanks and alternative wastewater disposal systems, all new future developments would be subject to these state and local requirements. Proper soils are essential for installation and maintenance of septic tank and alternative wastewater disposal systems; requisite compliance with these independently enforceable state and local requirements would ensure that adoption and implementation of the ESGVAP would have a **less-than-significant impact** related to this criterion at the project level or cumulatively. As such, this criterion will not be evaluated further in the EIR.

**g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**                                                                               

The ESGV Planning Area is over 20 miles east of the Pacific Ocean and is not near any other large body of water. As such, the ESGV Planning Area is not within an established a tsunami or seiche zone.

According to the General Plan, there are no 100-year flood hazard zones within the ESGV Planning Area, apart from sparse areas in the communities of Azusa and Hacienda Heights; there are mapped 500-year flood zones in West Covina (Los Angeles County 2015). The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5).

Although adoption of the ESGVAP would not directly result in the release of pollutants due to inundation, it is possible that future projects implementing ESGVAP policies or implementation actions could involve using or storing pollutants on-site and could be in or near a flood zone. If future developments subject to a discretionary agency approval are proposed within flood hazard zones, then project-specific CEQA analyses would be required. As discussed in Section 9, *Hazards and Hazardous Materials*, any future development or facility that would require the use or storage of hazardous materials (or other pollutants) would be required to prepare and implement a Hazardous Materials Business Plan (HMBP), Storm Pollution Prevention Plan (SWPPP), and a Spill Prevention, Control, and Countermeasure (SPCC) Plan. Compliance with these plans would ensure that any hazardous materials on-site are properly contained to prevent accidental release. In the event of inundation from a flood, any hazardous materials would be stored properly to reduce the likelihood that flood waters would introduce pollutants into the environment.

Further, both the existing General Plan and the Health and Safety Element of the ESGVAP discourages development in flood hazard zones, floodplains, or flood prone areas. If future developments are approved within a flood hazard zone, additional policies have been adopted to require new developments to have access

to emergency services and avoid areas where flood-related property damage could impact biological (and other) resources. Compliance with the existing General Plan and the Health and Safety Element of the ESGVAP would further reduce impacts related to pollutant release due to inundation. Compliance with the goals and policies included in the General Plan would ensure impacts are **less than significant**.

Adoption of the ESGVAP would include goals that require new development to be located away from flood-prone areas and to be designed to minimize flood hazard risks (Goal 5); that encourage implementation strategies to reduce flooding in the ESGVAP area (Goal 6); and that discourage the use and storage of hazardous products (i.e., pesticides, herbicides, etc.) on-site (Goal 7). By implementing strategies that minimize flood risk, avoiding development in flood-prone areas, and discouraging the use of hazardous products, the adoption of the ESGVAP would reduce impacts due to release of pollutants due to inundation to **less than significant**.

At the cumulative level, adoption of the ESGVAP would improve cumulative conditions with respect to the release of pollutants due to flooding. Therefore, the ESGVAP would result in a less-than-significant cumulative effects with respect to this criterion. As such, this criterion will not be evaluated further in the EIR.

**h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**                       

The ESGVAP would support long-term development within the Planning Area at densities and intensities higher than existing conditions. This change could result in a substantial increase in the use of groundwater resources which could have a **potentially significant impact** on groundwater resources. As such, the potential for the ESGVAP to conflict with a Water Quality Control Plan or groundwater management plan will be evaluated further in the EIR.

**References**

Los Angeles County. 2015. Los Angeles County General Plan 2035.

NRCS. 2021. Linear Extensibility—Los Angeles County, California. Map. Scale 1:158,000.

State Water Resources Control Board (SWRCB) 2012. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy).

## 11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

The ESGVAP is a long-range planning document for the ESGV. The ESGVAP identifies proposed land use changes but does not include the approval of individual projects. As discussed in the Project Description above, most land use and zoning changes proposed in the ESGVAP would be concentrated around high-quality transit areas, major transit stops, and commercial areas. Land use changes would include targeted increases in density and development capacity in areas with urbanized land use patterns and established roadway and transit networks. These changes would not introduce radically different land uses to neighborhoods or propose new street patterns or otherwise divide these areas. While some policies in the ESGVAP may encourage land use changes to expand commercial areas, the intent of these policies is to connect communities with amenities that they need and to create central commercial centers for communities. For example, the Land Use Element includes policies to create village and social centers that can become centers of community activity and create most established connections within the community. The ESGVAP does not, at a programmatic level allow land use patterns that would divide an established neighborhood or community.

As demonstrated in the Growth and Preservation Strategies, one goal/strategy is to create more diverse and walkable communities with a greater sense of community identity and greater access to retail and commercial uses for all residents. Additionally, the growth and preservation strategies aim to create dedicated greenways to connect neighborhoods and communities together and create safe routes between communities, commercial centers, housing, employment centers, schools, parks etc. The Land Use Element and Mobility Element propose to create more walkable and bikeable routes within communities, which will serve to increase the accessibility and connection within communities and reduce existing barriers within communities. For example, the Land Use Element includes policies to create a network of bikeways and walking paths to make communities more walkable and safer for pedestrians, as well as policies to improve transit connections and “last mile” connections. Therefore, the ESGVAP does not include any policies or implementation actions that would physically divide existing communities. The ESGVAP includes goals and policies in multiple elements which would serve to increase connectivity and walkability within communities. Therefore, the ESGVAP would have a **less-than-significant impact** with respect to dividing an established community.

As described above, the land use changes proposed as part of the ESGVAP would consist primarily of increases in density around transit centers and existing roadways and would not result in significant changes to land uses that create barriers in communities or divide an established community. Additionally, as identified above, the Land Use and Mobility Elements include policies intended to increase the sense of community and increase connectivity within communities. Implementation of these policies over time is likely to improve cumulative conditions regarding community connectivity over time. Implementation of the ESGVAP would not result in cumulative impacts as it relates to dividing an established community. Therefore, this criterion will not be evaluated further in the EIR.

**b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**                       

The ESGVAP Land Use Element proposes long-term future development which would increase densities and intensities in certain areas of the ESGVAP area that have the transit connections and amenities to support additional development. These changes would necessitate changes in land use designations and zoning in order to facilitate the changes needed to meet the growth and preservation goals of the ESGVAP. The development and growth proposed under the ESGVAP is consistent with the LA County General Plan and the 2021-2029 Housing Element. Additionally, the growth areas proposed as part of the Land Use Element of the ESGVAP were informed by SCAG Connect SoCal. Additionally, the Natural Resources Element and Health and Safety Elements of the ESGVAP include goals and policies that create consistency with County plans and policies to mitigate environmental impacts. Overall, the Natural Resources Element and Health and Safety Element include goals and policies to protect natural resources and open spaces. While **potentially significant** impacts are not anticipated, this criterion will nonetheless be further evaluated in the EIR to provide a more detailed analysis of the ESGVAP’s consistency with existing land use plans and zoning.

**c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?**                       

The ESGVAP area is located within LA County; therefore, the Hillside Management Areas (HMA) Ordinance and Significant Ecological Area (SEA) Ordinance would apply to future development in the Planning Area. The HMA Ordinance is intended to “to ensure that development preserves and enhances the physical integrity and scenic value of Hillside Management Areas (HMAs), to provide open space, and to be compatible with and enhance community character” (Los Angeles County 2015). The HMA Ordinance requires that HMA Design Guidelines be in compliance with Hillside Design Guidelines. The HMA Ordinance also requires that a Conditional Use Permit (CUP) be obtained for most development in an HMA. The CUP would require project review and would apply conditions to project approval, if necessary, to ensure compliance with the HMA Ordinance. Additionally, the Natural Resources Element includes additional goals and policies intended to protect resources within HMAs and manage development in HMAs. Therefore, the ESGVAP would be required to be consistent with the County HMA Ordinance and includes additional policies intended to protect HMAs. As such, the ESGVAP would not conflict with any policies related to the protection of HMAs.

The County SEA Ordinance applies to areas within the ESGVAP designated as SEAs. The updated Ordinance would apply to development in the ESGVAP area and requires that CUPs be obtained for most types of development. CUP applications for development in SEAs would require a Biological Constraints Analysis (BCA) and a Biota Report, and may also require other reports, site visits, or evaluations. Ultimately, the CUP process would evaluate a project for consistency with the SEA Ordinance and may impose conditions to ensure consistency with the SEA Ordinance. The purpose of the SEA Ordinance is to “establish regulations to conserve the unique biological and physical diversity of the natural communities found within SEAs by requiring development to be designed to avoid and minimize impacts to SEA Resources” (Los Angeles County 2019). Additionally, the Natural Resources Element of the ESGVAP includes goals, policies, and implementation programs to enhance preservation of the SEAs in the ESGV area. Therefore, the ESGVAP would not conflict with any policies related to the protection of SEAs. As projects implementing the ESGVAP located in HMAs or SEAs would be required to demonstrate compliance with the SEA Ordinance and HMA Ordinance, and also be required to obtain CUPs, this permitting process would reduce the potential for the ESGVAP to have cumulative impacts on SEAs and HMAs to a less-than-significant level.

The potential impacts of the ESGVAP conflicting with the goals and policies of the General Plan related to HMAs or SEAs is considered **less than significant**. Therefore, this criterion will not be analyzed further in the EIR.

### **References**

- Los Angeles County. 2015. Los Angeles County Hillside Management Area (HMA) Ordinance. November 5, 2015. Available online: [https://planning.lacounty.gov/assets/upl/project/hma\\_adopted-ordinance.pdf](https://planning.lacounty.gov/assets/upl/project/hma_adopted-ordinance.pdf)
- Los Angeles County. 2019. Los Angeles County Significant Ecological Areas (SEA) Ordinance. January 16, 2020. Available online: <http://file.lacounty.gov/SDSInter/bos/supdocs/142407.pdf>

## 12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan includes a map of designated Mineral Resource Zones (MRZs) within the County. The map specifically delineates areas that are designated as MRZ-2, which indicates that an area contains known mineral resources; the mineral resources map also includes areas of oil and gas resources within the ESGV Planning Area (Los Angeles County 2015). According to the General Plan, there are areas within the communities of Avocado Heights, West Puente Valley, East Irwindale, Charter Oak, West Claremont, and North Pomona that are designated MRZ-2, that include active and inactive wells that are also developed with residential, commercial, and industrial land uses and parks and schools.

The ESGVAP would be a long-range policy document to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5).

Individual future projects implementing the ESGVAP goals, policies, and implementation actions are anticipated to be located primarily within the urban environment, vacant or underutilized land uses, and on disturbed areas with existing infrastructure. As a result, future projects could be proposed in an area designated as an MRZ-2 of a known mineral resource that would be of value to the region and the residents of the state and, as a result, could result in the loss of availability of such resources.

However, the Conservation and Natural Resources Element of the General Plan includes goals and policies that are designed to protect significant mineral resources by restricting land uses adjacent to known mineral resources and by regulating the extraction of mineral resources. Additionally, the Surface Mining and Reclamation Act of 1975 (SMARA) regulates surface mining operations to assure that adverse environmental impacts are minimized, and mined lands are reclaimed to a usable condition. SMARA also encourages the production, conservation, and protection of the state’s mineral resources. Compliance with the existing goals and policies included in the General Plan, as well as the existing SMARA regulations, would be sufficient to address the potential impacts of the Project. Additionally, the MRZ-2 areas in the ESGV Planning Area are developed with residential, commercial, and industrial land uses and parks and schools, as well as the mineral extraction activities already occurring in MRZ-2.

Considering, the General Plan policies, SMARA, and the current developments within MRZ-2, the Project would not result in the loss of availability of a known mineral resource and the impact would be **less than significant**. As the ESGVAP would have a less-than-significant impact with respect to this criterion, it would not contribute to a cumulative impact with respect to mineral resources. As such, this criterion will not be analyzed further in the EIR.

**b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

As discussed above, adoption and implementation of future ESGVAP projects could result in a potentially significant impact to known mineral resources in the ESGV Planning Area. However, as also discussed above, required compliance with the existing goals and policies included in the General Plan, as well as the existing SMARA regulations, would be sufficient to address the potential impacts of the Project. Additionally, the MRZ-2 areas in the ESGV Planning Area are developed with residential, commercial, and industrial land uses and parks and schools. As such, there would be a **less-than-significant impact**. As the ESGVAP would have a less-than-significant impact with respect to this criterion, it would not contribute to a cumulative impact with respect to mineral resources. As such, this criterion will not be analyzed further in the EIR.

**References**

Los Angeles County. 2015. Los Angeles County General Plan 2035. Chapter 9, Conservation and Natural Resources Element. Mineral Resources Zones.

### 13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP would result in long-term development and growth in certain portions of the planning area. These changes would result in construction and temporary noise sources as a result of construction. Additionally, changes in the intensity and density of development in portions of the ESGVAP area could result in changes in land use that could result in permanent increase in ambient noise. As such, this **potentially significant impact** will be analyzed further in the EIR.

b) **Generation of excessive groundborne vibration or groundborne noise levels?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP would result in long-term development and growth in certain portions of the planning area. These changes would result in construction activities and ongoing operational activities which could generate temporary, periodic, and permanent sources of noise and vibration due to more intense development. As such, this **potentially significant impact** will be analyzed further in the EIR.

c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are numerous heliports located within and adjacent to the ESGVAP area, with Brackett Field Airport being located in close vicinity to ESGV communities. Implementation of the ESGVAP could result in future development within an ALUCP, such as Brackett Field Airport’s plan area. However, future development would be required to be consistent with any applicable ALUCP constraints. Furthermore, compliance with policies included in the Land Use Element and Noise Element of the General Plan related to land use compatibility would ensure that future development does not conflict with ALUCPs. In particular, LA County General Plan Policy LU 7.6 explicitly requires that airport land use plans address conflicts between airport operations and surrounding land uses. LA County General Plan Policy N 1.12 requires that land use decisions on parcels adjacent to transportation facilities, including those adjacent to airports, consider existing and future noise levels of the adjacent transportation facilities. Requisite compliance with independently enforceable obligations of ALUCPs and the General Plan would ensure that the implementation of future projects under the ESGVAP result in a less-than-significant impact relative to the potential exposure of people residing or working in unincorporated areas of the County to excessive airport or airstrip noise at the project level and cumulatively. Nonetheless, this impact is considered **potentially significant** and will be evaluated further in the EIR.



## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). The growth and increases in density that are proposed in the Land Use Element of the ESGVAP were guided by the SCAG ConnectSoCal and the LA County General Plan. While the ESGVAP would result in increases in density and development intensity which could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning document assumptions regarding population growth. Impacts to induced population growth are not anticipated to be significant. Nonetheless, the potential for ESGVAP to have an impact on unplanned population growth is considered **potentially significant**, and this criterion will be further evaluated in the EIR.

**b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A key component of the ESGVAP Land Use Element is to provide a greater diversity of housing stock for communities within the ESGVAP area to create affordable housing options for residents. The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). The ESGVAP would not displace people or existing housing. The ESGVAP does propose increases in density and intensity which is likely to result in the construction of housing within the ESGVAP area. The environmental impacts of these land use changes and the resultant construction of implementing projects in the future, such as denser housing developments, are analyzed throughout this Initial Study and will be further evaluated in the EIR. While implementation of the ESGVAP would not displace people and would not result in the construction of unplanned housing elsewhere, impacts are considered **potentially significant**, and this criterion will be evaluated further in the EIR.

## 15. PUBLIC SERVICES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) **Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**Fire protection, sheriff protection, schools, parks, libraries?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Increases in demand for public services such as fire protection, schools, parks, and libraries are generally created by increases in population. The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP would target community-serving growth near transit uses, commercial retail service areas, high-quality transit areas, and would be tailored to the meet the needs of the ESGV community consistent with the goals and policies of the County’s General Plan. The ESGVAP would be consistent with Land Use Element Policy 5.4 of the General Plan, which encourages community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers. Individual future projects implementing the ESGVAP’s goals, policies, and implementation actions are anticipated to be located primarily within the urban environment, vacant or underutilized land uses, and on disturbed areas with existing infrastructures.

In order to accomplish the growth and preservation strategies identified in the ESGVAP, growth is generally proposed in communities that have access to transit and commercial areas. In these communities, increases in density and development intensity is proposed near major transit centers, HQTAs, and commercial centers. The proposed changes in land use and zoning identified in Table 1, Land Use and Zoning Change Summary for Proposed Growth (and in the figures in Appendix A), are intended to focus growth within one mile of a major transit stop, a half-mile of HQTAs, and a quarter-mile of established or new commercial centers where there is accessibility to existing or proposed frequent transit and commercial services. These proposed changes are also intended to combine residential uses with mixed-use uses along major and secondary commercial corridors. Overall changes in zoning and land use will increase the intensity of development around commercial centers, HQTAs, and major transit stops, increase affordable housing options, increase land use diversity and the proximity of residential areas in growth communities to commercial areas, and increase the accessibility of community services. As the ESGVAP proposes changes to land use and zoning that could encourage population growth and increase demand for public services, such as access to schools, parks, fire protection services and law enforcement services, impacts to public services are determined to be **potentially significant** and will be evaluated further in the EIR.

**16. RECREATION**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP is a long-range policy document that would facilitate a higher density of development than is currently allowed, increasing residential density and increasing mixed use and commercial areas around areas with high-quality transit. These land use changes could result in increases in population that could impact recreational resources. The ESGVAP also includes the Land Use Element and the Parks and Recreation Element, which include goals and policies intended to preserve historical and rural and equestrian roots, create walkable communities, and identify potential locations for open space amenities and gathering spaces within communities. These policies have the potential to increase existing access to open space and parks and recreational resources. However, as mentioned previously, implementation of the ESGVAP would also lead to population increases within certain areas of the ESGV, which could result in impacts to existing recreational resources. As a result, impacts to recreational resources are considered **potentially significant** and will be evaluated further in the EIR.

**b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP is a long-range policy document that would facilitate a higher density of development than is currently allowed, increasing residential density and increasing mixed use and commercial areas around areas with high quality transit. These land use changes could result in increases in population that could impact recreational resources. The ESGVAP also includes the Land Use Element and the Parks and Recreation Element, which include goals and policies intended to preserve historical and rural and equestrian roots, create walkable communities, and identify potential locations for open space amenities and gathering spaces within communities. Implementation of these policies could result in the development of new parks and recreational spaces which could have environmental impacts. As a result, impact to this criterion are considered **potentially significant** and will be evaluated further in the EIR.

**c) Would the project interfere with regional trail connectivity?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP is a long-range policy document that would facilitate a higher density of development than is currently allowed, increasing residential density and increasing mixed use and commercial areas around areas with high quality transit. Depending on the location, these land use changes have the potential to interfere with trails. The ESGVAP also includes the Land Use Element and the Parks and Recreation Element which include goals and policies intended to create walkable communities and to identify potential locations for open

space amenities, trails, greenways, and gathering spaces within communities. Impacts under this criterion are considered **potentially significant** and will be evaluated further in the EIR.

## 17. TRANSPORTATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP Mobility Element and Land Use Elements include goals and policies to increase access to transit, and safe bicycle paths, and pedestrian paths. One of the growth and preservation strategies identified in the Project Description is to create more connected communities and create dedicated neighborhood greenways to connect neighborhoods and communities. Therefore, the ESGVAP is expected to improve conditions overall with respect to the circulation system and access to transit, bicycle, and pedestrian facilities. Nonetheless, impacts are considered to be **potentially significant**, and as such, the ESGVAP's consistency with applicable plans, policies, and regulations related to the circulation system, transit, roadway, bicycle and pedestrian facilities will be evaluated further in the EIR.

**b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP would allow development at densities and intensities that are higher than existing conditions and could have an impact on Vehicle Miles Traveled (VMT). However, the densities and land use changes proposed as part of the Land Use Element would focus development around HQTAs and major transit stops, with the goal of reducing VMT. Additionally, the Mobility Element of the ESGVAP includes policies to reduce VMT by creating community-oriented mobility and increasing access to transit. Nonetheless, impacts are considered to be **potentially significant**, and as such, the potential for the ESGVAP to have an impact on CEQA Guidelines Section 15064.3 subdivision (b) will be further evaluated in the EIR.

**c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP Land Use Element and Mobility Element include goals and policies to increase the compatibility of land uses in the ESGVAP area and to create safer transportation and circulation conditions. Nonetheless, impacts are considered to be **potentially significant**, and as such, the potential for the ESGVAP to increase hazards due to a road design feature or incompatible uses will be evaluated further in the EIR.

**d) Result in inadequate emergency access?**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP Health and Safety Element includes goals and policies to increase accessibility to information about emergency response and access. The ESGVAP would increase development densities and intensities, which could impact emergency access. Impacts are considered to be **potentially significant**, and as such, the potential for the ESGVAP to have an impact on emergency access will be further evaluated in the EIR.

**18. TRIBAL CULTURAL RESOURCES**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or

The ESGVAP would be a long-range policy document intended to respond to local planning challenges and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. As a policy document, the ESGVAP itself would not result in direct impacts to historical resources. However, future projects implementing the policies and goals contained in the ESGVAP could involve structural improvements and/or ground disturbing activities that could, depending on their location, result in direct or indirect adverse changes to a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k).

On February 4, 2022, the County submitted notification and request to consult letters to 5 tribes pursuant to AB 52. To date, no requests for consultation have been received from any of the tribes pursuant to AB 52. On February 4, 2022, the County also submitted notification and request to consult letters to 11 tribes and organizations pursuant to SB 18. To date, no requests for consultation have been received from any of the individuals/organizations pursuant to SB 18. As such, impacts under this criterion are considered to be **potentially significant** and will be further evaluated in the EIR.

- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The ESGVAP would be a long-range policy document intended to respond to local planning challenges and would allow new development and redevelopment within the ESGVAP at densities and intensities higher than currently exist. As a policy document, the ESGVAP itself would not result in direct impacts to a resource that is significant pursuant to subdivision (c) of Public Resources Code § 5024.1 However, future projects implementing the policies and goals contained in the ESGVAP could involve structural improvements and/or

ground disturbing activities that could, depending on their location, result in direct or indirect adverse changes to a tribal cultural resource. As such, impacts under this criterion are considered to be **potentially significant** and will be further evaluated in the EIR.

**19. UTILITIES AND SERVICE SYSTEMS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?**                       

The ESGVAP would allow development at densities and intensities that are higher than existing conditions. This increase in density and intensity could result in increased demand for water, wastewater treatment, electric power, natural gas, and telecommunication facilities. As such, this impact is considered **potentially significant**, and this criterion will be further evaluated in the EIR.

b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**                       

The ESGVAP would allow development at densities and intensities that are higher than existing conditions. This increase in density and intensity could result in increased demand for water which has the potential to challenge existing water supplies and facilities. As such, this impact is considered **potentially significant**, and this criterion will be further evaluated in the EIR.

c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**                       

The ESGVAP would allow development at densities and intensities that are higher than existing conditions. This increase in density and intensity could result in increased demand for wastewater treatment which has the potential to challenge existing wastewater treatment facilities resulting. As such, this impact is considered **potentially significant**, and this criterion will be further evaluated in the EIR.

d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**                       

The ESGVAP would allow development at densities and intensities that are higher than existing conditions. This increase in density and intensity could result in an increase in the generation of solid waste that has the potential to challenge existing solid waste infrastructure. As such, this impact is considered **potentially significant**, and this criterion will be further evaluated in the EIR.



e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The ESGVAP would allow development at densities and intensities that are higher than existing conditions. This increase in density and intensity could result in an increase in the generation of solid waste which has the potential to challenge existing solid waste infrastructure or create a conflict with state or local solid waste management regulations. As such, this impact is considered **potentially significant**, and this criterion will be further evaluated in the EIR.



of equipment, vehicles, and tools and the storage of fuels and other flammable materials. As described in Section 9, Hazard and Hazardous Materials, under criterion g), new future development would be required to comply with Title 32 of the Los Angeles County Code (the Los Angeles County Fire Code). Compliance with the County Fire Code would ensure that any new future development in the unincorporated County would be in an area with adequate access (for emergency vehicles/personnel) and water pressure (to meet flow standards), in the event that a fire needs to be extinguished. Compliance with the County Fire Code would also ensure future developments that are located within mapped VHFHSZs are properly inspected, obtain the applicable permits, and abide by fire prevention techniques. The operation of most facilities that would be promoted by the ESGVAP would not be expected to substantially increase wildfire risk. Projects would also be required to comply with the CBC, which identifies building fire safety requirements, such as sprinklers, resistance standards, and the clearance of debris and vegetation within a prescribed distance from structures in wildfire hazard areas.

Furthermore, future projects would be required to comply with General Plan policies, which are intended to reduce the potential for development to be located in high fire hazard areas and encourage mitigation to ensure that developments are built to be fire resistant and have the capacity to ensure proper ingress, egress, and sufficient fire suppression resources onsite:

- Policy S 3.1: Discourage high density and intensity development in VHFHSZs.
- Policy S 3.2: Consider climate change implications in planning for FHSZs.
- Policy S 3.3: Ensure that the mitigation of fire related property damage and loss in FHSZs limits impacts to biological and other resources.
- Policy S 3.4: Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire-resistant building materials and vegetation.
- Policy S 3.5: Encourage the use of fire-resistant vegetation that is compatible with the area's natural vegetative habitats in fuel modification activities.
- Policy S 3.6: Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in FHSZs.
- Policy S 3.7: Consider siting and design for developments located within FHSZs, particularly in areas located near ridgelines and on hilltops, to reduce the wildfire risk.
- Policy S 3.8: Support the retrofitting of existing structures in FHSZs to help reduce the risk of structural and human loss due to wildfire.

Compliance with the LA County Fire Code, CBC, and the General Plan would reduce the risk that future projects are proposed in fire-prone areas, and ensure that developments contain proper fire prevention goals, policies, strategies and capacity for fire suppression during construction and operation. While the ESGVAP itself would not result in any direct impacts to wildfire risk, compliance with these codes and policies would significantly reduce the potential for the ESGVAP to indirectly result in future projects that could expose people to the risks from the spread of wildfire. Requisite compliance with independently enforceable provisions of laws, regulations, plans and standards (including those set forth in the LA County Fire Code, CBC, and the General Plan) would assure that the adoption and implementation of the ESGVAP would result in a **less-than-significant impact** relating to the potential exposure of future project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

With regard to cumulative impacts, many future projects implementing the goals and policies of the Natural Resources Element would avoid growth in areas of hazard, such as areas designated as VHFHSZs. In addition, future projects implemented as a result of the ESGVAP would be required to assess project impacts on a case-by-case basis and would also be required to comply with the enforceable provisions of laws, regulations, plans, and standards. Additionally, future projects implementing the ESGVAP that have the potential to exacerbate wildfire risks would be regulated by the permitting requirements listed above. For these reasons, the ESGVAP would not result in cumulative impacts. As such, this criterion will not be evaluated further in the EIR.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). The goals and policies of the Natural Resources Element require preservation of sensitive resources, scenic hillsides, conservation areas, agricultural lands, parks, open spaces, water channels, and equestrian amenities that characterize the ESGV and avoid growth in areas of hazard, such as areas designated as VHFHSZs. The ESGVAP does not include any specific project proposal, and therefore, would not result in any direct increases in wildfire risk that would necessitate the installation of fire prevention infrastructure, such as fuel breaks and emergency water sources. Individual proposals for future projects supported by the ESGVAP's goals, policies, strategies, and implementation actions would be required to undergo project-level review and disclose any potential impacts related to wildfire risk and provide mitigation of any significant impacts, if necessary. If fuel breaks, emergency water sources, or other fire prevention features are required to reduce wildfire risks, then the environmental impacts of those features would be evaluated as part of the project-level CEQA review. In addition to any project-specific fire-related mitigation recommendations, any new development within Los Angeles County (including the unincorporated areas) would be subject to Title 32 of the Los Angeles County Code (the Los Angeles County Fire Code). Compliance with the County Fire Code would ensure that any new development in the unincorporated County would be in an area with adequate access (for emergency vehicles/personnel) and adequate water and pressure to meet flow standards (in the event that a fire needs to be extinguished). Compliance with the County Fire Code would also ensure developments that are located within mapped VHFHSZs are properly inspected, obtain the applicable permits, and abide by fire prevention techniques. Further, any future project that would result from the adoption of the ESGVAP would be required to address fire risks before the potential impact could result. As such, impacts are considered **less than significant**, and this criterion will not be evaluated further in the EIR.

**d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

As described under criterion b), the portions of the County that are designated as VHFHSZs are characterized by steep slopes that could create the potential for downslope or downstream flooding, landslides, or runoff. Also as described under criterion b), the ESGVAP would not directly result in any future projects that would increase wildfire risk or alter slopes or drainage patterns in a manner that could increase the risk for post-fire downslope or downstream flooding or landslides. Future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions could, depending on the location and site-specific conditions of projects, increase the risk of wildfire and post-fire flooding or landslides. As described above, all future projects would be required to comply with the County Fire Code, CBC, and General Plan policies, which would reduce the extent to which future projects could increase fire risk. Additionally, future projects would be subject to project-level review where site-specific fire risk would be evaluated and mitigation, if necessary, would be applied to address significant impacts. Therefore, the potential for future projects to result in the ignition of a fire which could result in downstream flooding or landslides would be **less than significant** at the project level, as well as cumulatively.

Additionally, as discussed in Section 7, Geology and Soils, under criterion a.iv), if future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions were to be proposed in susceptible areas, significant effects due to the impacts of landslides could result. However, all new future developments would be required to comply with the CBC and the County Building Code. Requisite compliance with these codes would ensure that each new development would not result in a potential significant impact either at the project level or cumulatively.

Requisite compliance with applicable laws, regulations, and ordinances would assure that new projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would not result in a significant impact. With regard to cumulative impacts, many future projects implementing the goals and policies of the Natural Resources Element would avoid growth in areas of hazard, such as areas designated as VHFHSZs. In addition, future projects implemented as a result of the ESGVAP would be required to assess project impacts on a case-by-case basis and would also be required to comply with the enforceable provisions of laws, regulations, plans, and standards. Additionally, projects implementing the ESGVAP that have the potential to exacerbate wildfire risks would be regulated by the permitting requirements listed above. For these reasons, the ESGVAP would not result in cumulative impacts. As such, impacts are considered **less than significant**, and this criterion will not be analyzed further in the EIR.

**e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP would target community-serving growth near planned or existing transit stations, commercial retail service areas, high-quality transit areas, and active transportation corridors, tailored to the meet the needs of the ESGV community consistent with goals and policies of the County General Plan (Land Use Element Goals LU 4 and LU 5). Individual projects implementing the ESGVAP's goals, policies, and implementation actions are anticipated to be located primarily within the urban environment, vacant or underutilized land uses, and on disturbed areas with existing

infrastructures. The ESGVAP does not include any specific projects that could directly expose structures or occupants to a significant risk of loss, injury or death involving wildland fires. Since no changes to land use designations or specific projects are proposed as part of the ESGVAP, no new or substantially increased risks associated with wildfires are anticipated. Some future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions could be located in areas designated as VHFHSZs. Depending on the location and site-specific conditions of implementing projects, they could increase the risk of an ignition during project construction due to the use of equipment, vehicles, and tools and the storage of fuels and other flammable materials.

As described in Section 9, Hazard and Hazardous Materials, under criterion g), and further analyzed above under criterion b), new future development would be required to comply with the Los Angeles County Fire Code, the CBC, and policies in the General Plan that require fire prevention goals and policies to be incorporated into development and that developments include proper ingress and egress and equipment to respond to fire hazards. Compliance with these requirements would ensure that any new future development in the unincorporated County would be in an area with adequate access (for emergency vehicles/personnel) and water pressure (to meet flow standards), in the event that a fire needs to be extinguished. Compliance would also ensure that any future developments that are proposed within mapped VHFHSZs are properly inspected, obtain the applicable permits, and abide by fire prevention techniques. The operation of most facilities that would be promoted by the ESGVAP would not be expected to substantially increase wildfire risk.

For these reasons, any new future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would be considered to have a **less-than-significant impact**. With regard to cumulative impacts, many future projects implementing the goals and policies of the Natural Resources Element would avoid growth in areas of hazard, such as areas designated as VHFHSZs. Future projects implemented as a result of the ESGVAP would be required to assess project impacts on a case-by-case basis and would also be required to comply with the enforceable provisions of laws, regulations, plans, and standards. Additionally, projects implementing the ESGVAP that have the potential to exacerbate wildfire risks would be regulated by the permitting requirements listed above. For these reasons, the ESGVAP would not result in cumulative impacts. As such, this criterion will not be analyzed further in the EIR.

## **References**

- California Department of Forestry and Fire Protection (CAL FIRE). 2011. Fire Hazard Severity Zones in Local Responsibility Areas (LRA). Forest Resource Assessment Program. Map. Scale 1:150,000.
- LA County Fire Department (LACoFD). 2021. LA County Fire Department 2021 Strategic Plan. URL: [https://osfm.fire.ca.gov/media/lyulfm3z/2021\\_lac\\_fireplan.pdf](https://osfm.fire.ca.gov/media/lyulfm3z/2021_lac_fireplan.pdf) . June 9, 2021.
- Los Angeles County. 2015. Los Angeles County General Plan 2035. Chapter 12, Safety Element. Disaster Routes.

**21. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As disclosed in Section 4, Biological Resources under criterion a), projects implementing the ESGVAP goals and policies have the potential to result in impacts to candidate, sensitive, or special status species such as Swainson’s hawk and Arroyo toad. Impacts to candidate, sensitive, and special status species are considered to be potentially significant and will be further evaluated in the EIR. Similarly, the potential for ESGVAP to result in substantial adverse effects on sensitive natural communities (evaluated in Section 4, Biological Resources under criterion b) is considered to be potentially significant and will be evaluated further in the EIR. Section 4, Biological Resources also identified the potential for projects implementing ESGVAP measures to impact federally protected wetlands (evaluated in criterion c), interfere with the movement of migratory fish, native resident, or wildlife species (evaluated under criterion d), or convert oak woodlands or other unique native woodlands (evaluated under criterion e) to be potentially significant. As such, overall impacts are considered **potentially significant**, and the potential for the ESGVAP to result in impacts to these biological resources will be evaluated further in the EIR.

As analyzed in Section 5, Cultural Resources, the ESGVAP has the potential to impact historical resources and archaeological resources. As analyzed in Section 13, the ESGVAP has the potential to impact tribal cultural resources. As such, potential impacts related to cultural resources and tribal cultural resources are considered **potentially significant**, and this criterion will be evaluated further in the EIR.

**b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The potential for the ESGVAP to result in cumulative impacts is evaluated throughout this Initial Study. As described throughout this document, the ESGVAP would not result in cumulative impacts to certain resource areas or criterion. However, the ESGVAP does

have the potential result in cumulative impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Services, and Wildfire. The potential for cumulative effects is considered **potentially significant** for these resource areas. As such, the cumulative impacts of those resource areas will be evaluated further in the EIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                       

The ESGVAP would be a long-range policy document intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP does not include any specific projects that could directly result in adverse effects on human beings. However, future projects implementing ESGVAP goals and policies could result in potentially significant impacts as disclosed throughout this Initial Study. As such, the potential for Air Quality, Noise, and Transportation and other potentially significant impacts to result in a **potentially significant impact** to human beings will be evaluated further in an EIR.



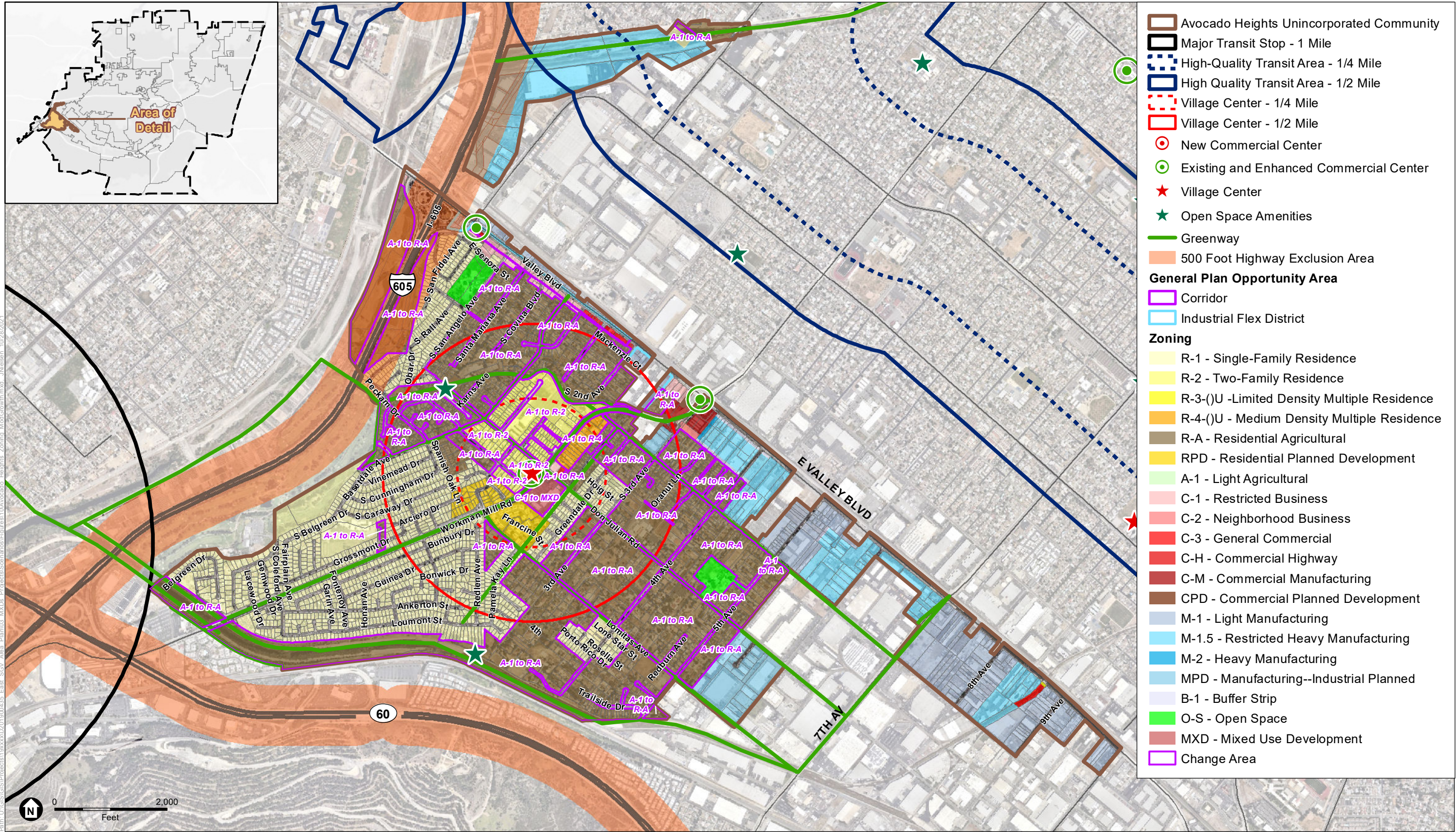
## **APPENDIX A**

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### Zoning & Land Use Change Figures







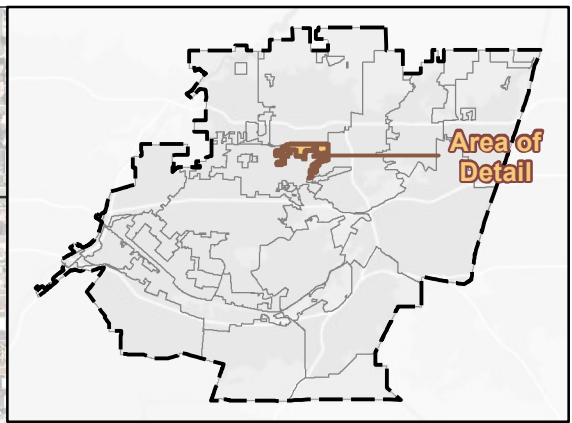
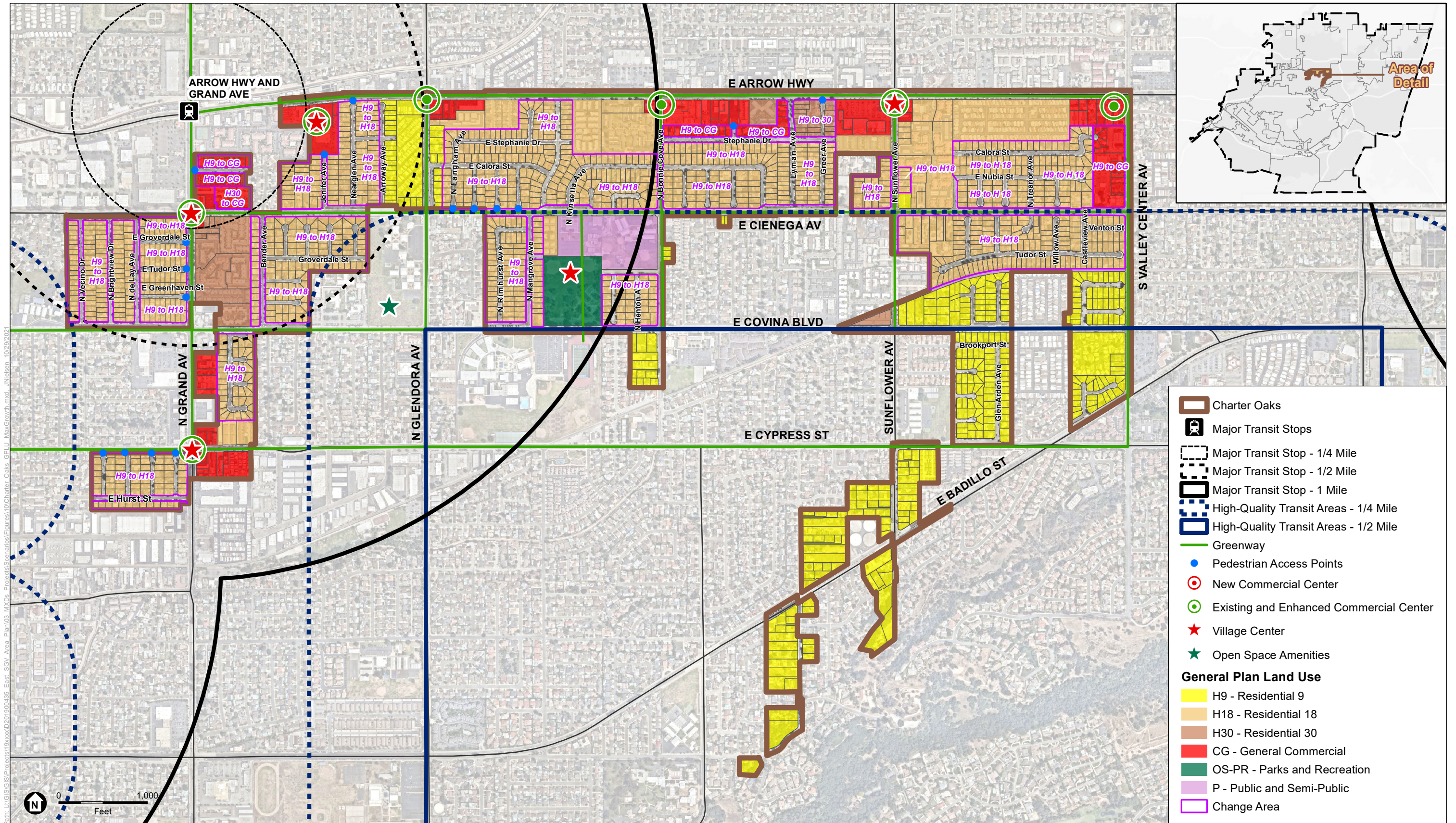
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SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



Avocado Heights  
Zoning Map



- Charter Oaks
  - Major Transit Stops
  - Major Transit Stop - 1/4 Mile
  - Major Transit Stop - 1/2 Mile
  - Major Transit Stop - 1 Mile
  - High-Quality Transit Areas - 1/4 Mile
  - High-Quality Transit Areas - 1/2 Mile
  - Greenway
  - Pedestrian Access Points
  - New Commercial Center
  - Existing and Enhanced Commercial Center
  - Village Center
  - Open Space Amenities
- General Plan Land Use**
- H9 - Residential 9
  - H18 - Residential 18
  - H30 - Residential 30
  - CG - General Commercial
  - OS-PR - Parks and Recreation
  - P - Public and Semi-Public
  - Change Area

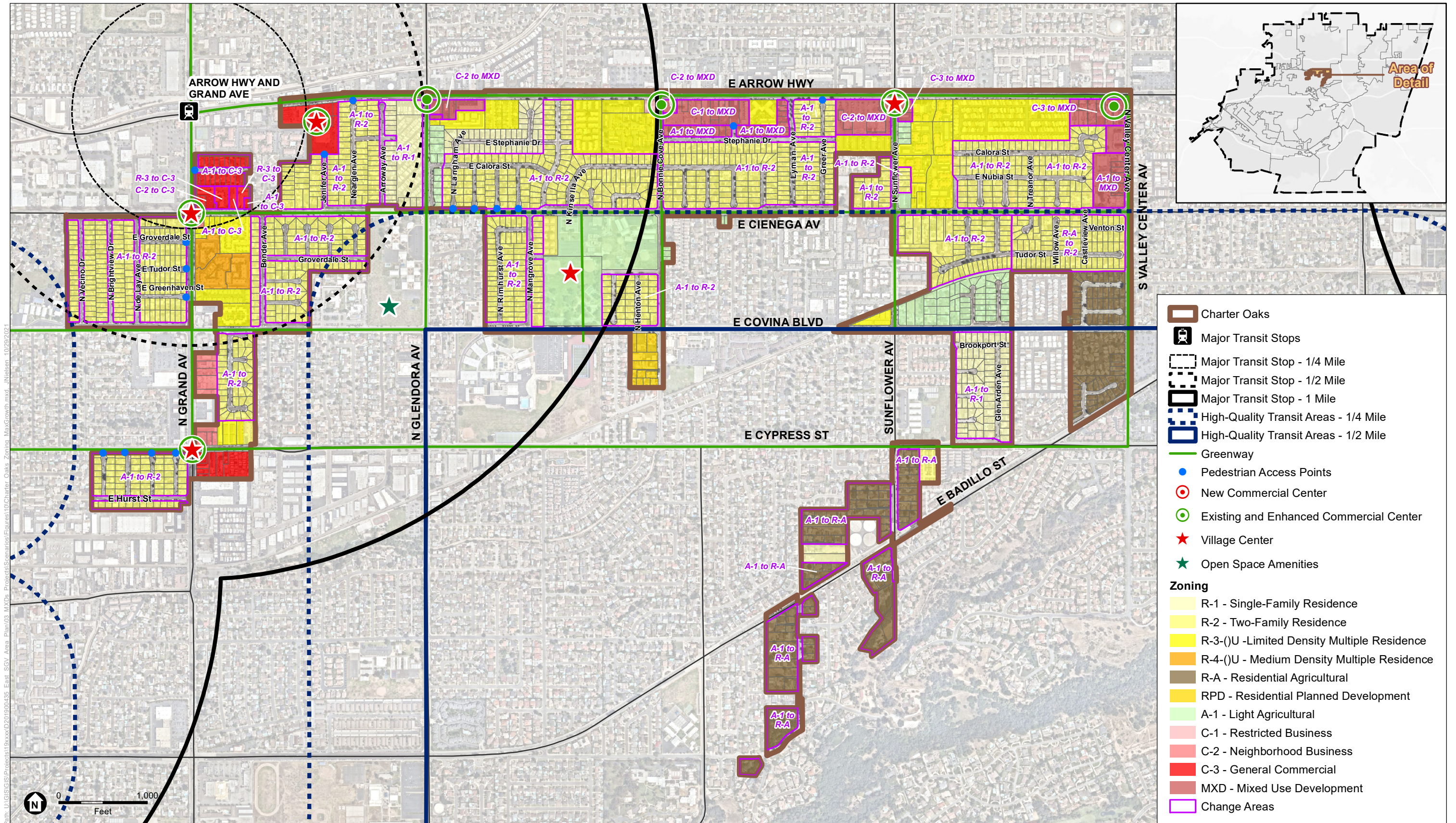
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan

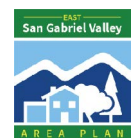


Charter Oaks  
Land Use Map

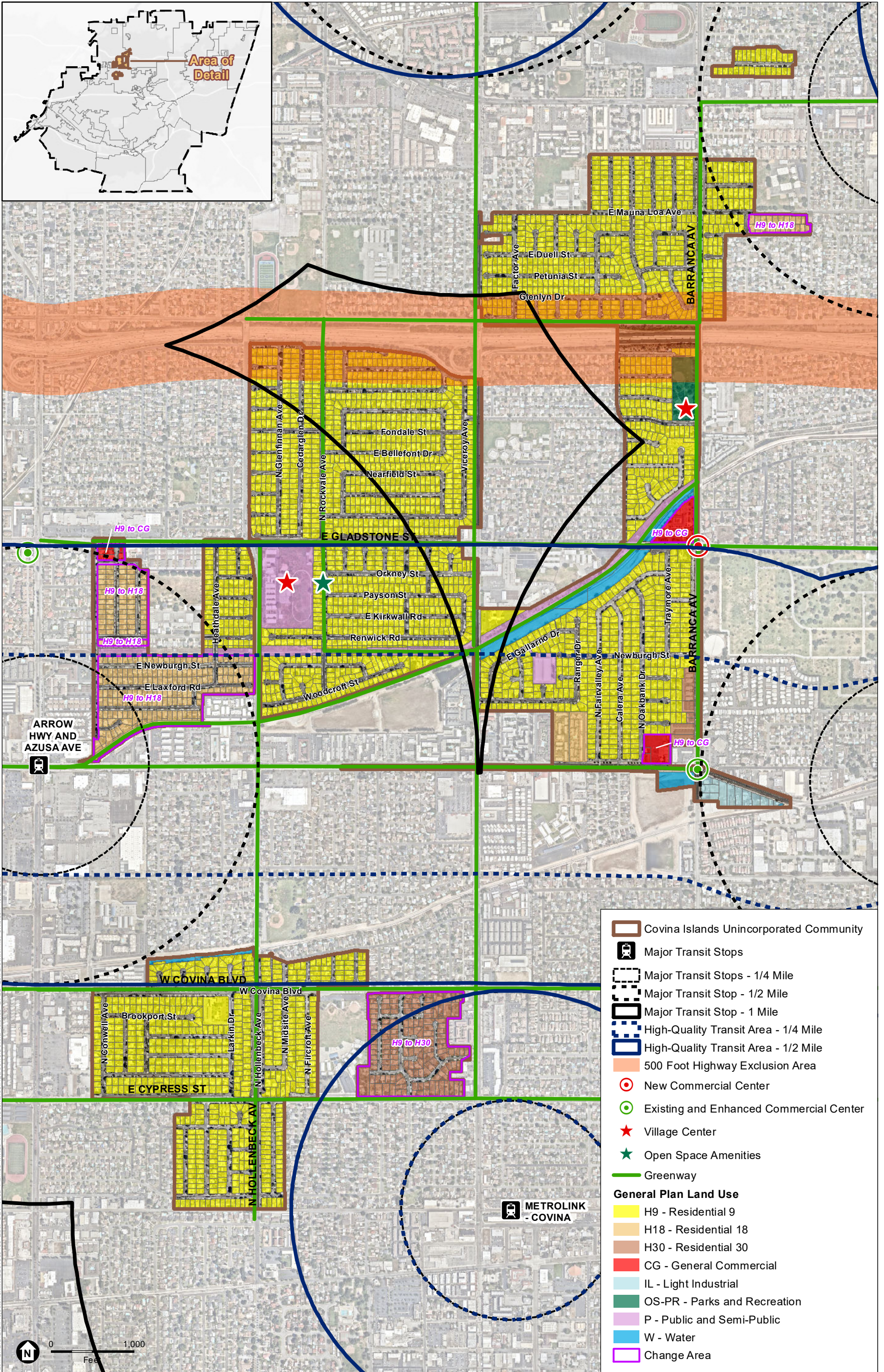


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East San Gabriel Valley Area Plan



Charter Oaks  
Zoning Map

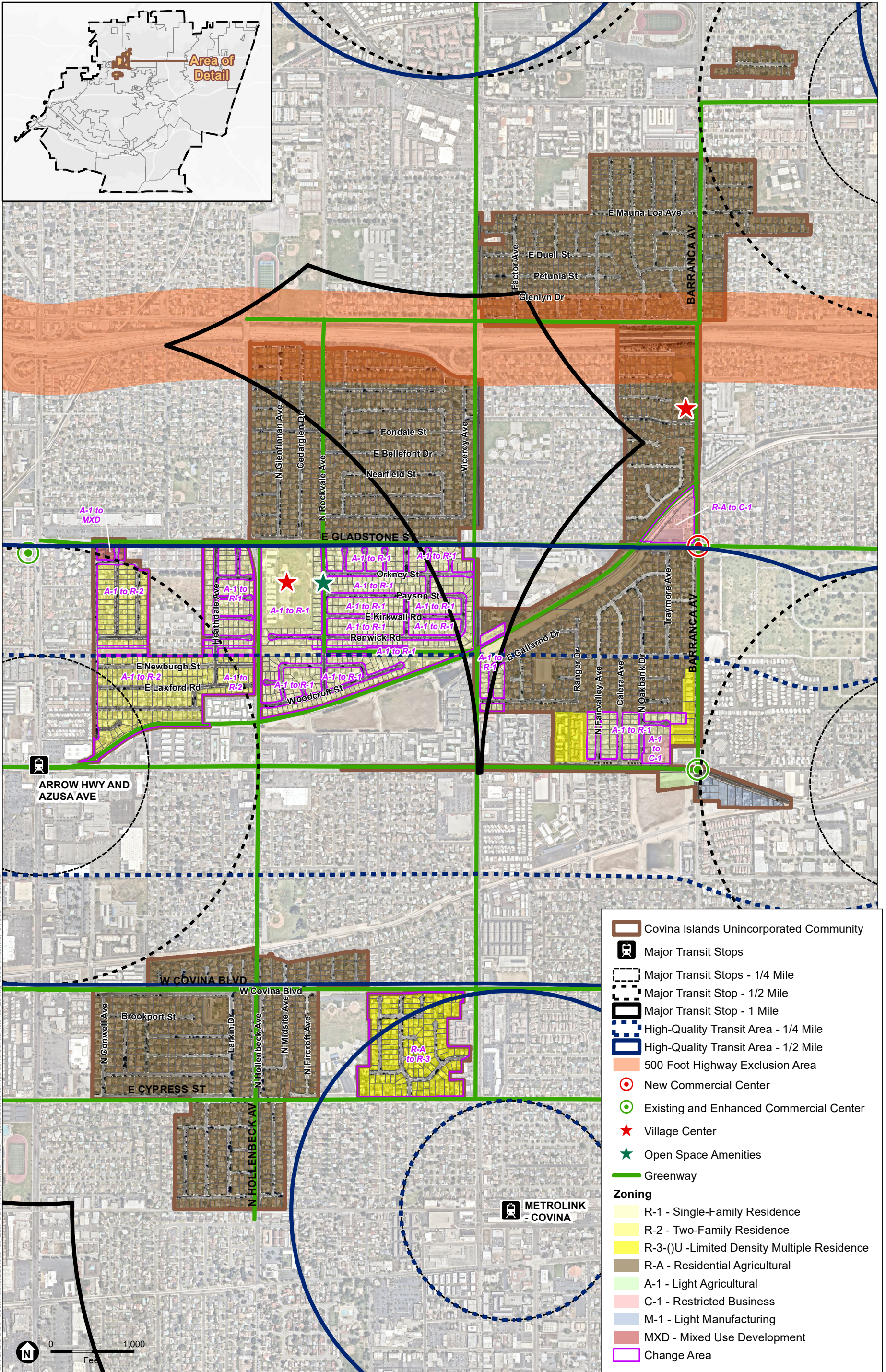


SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



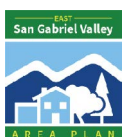
Covina Islands Land Use Map



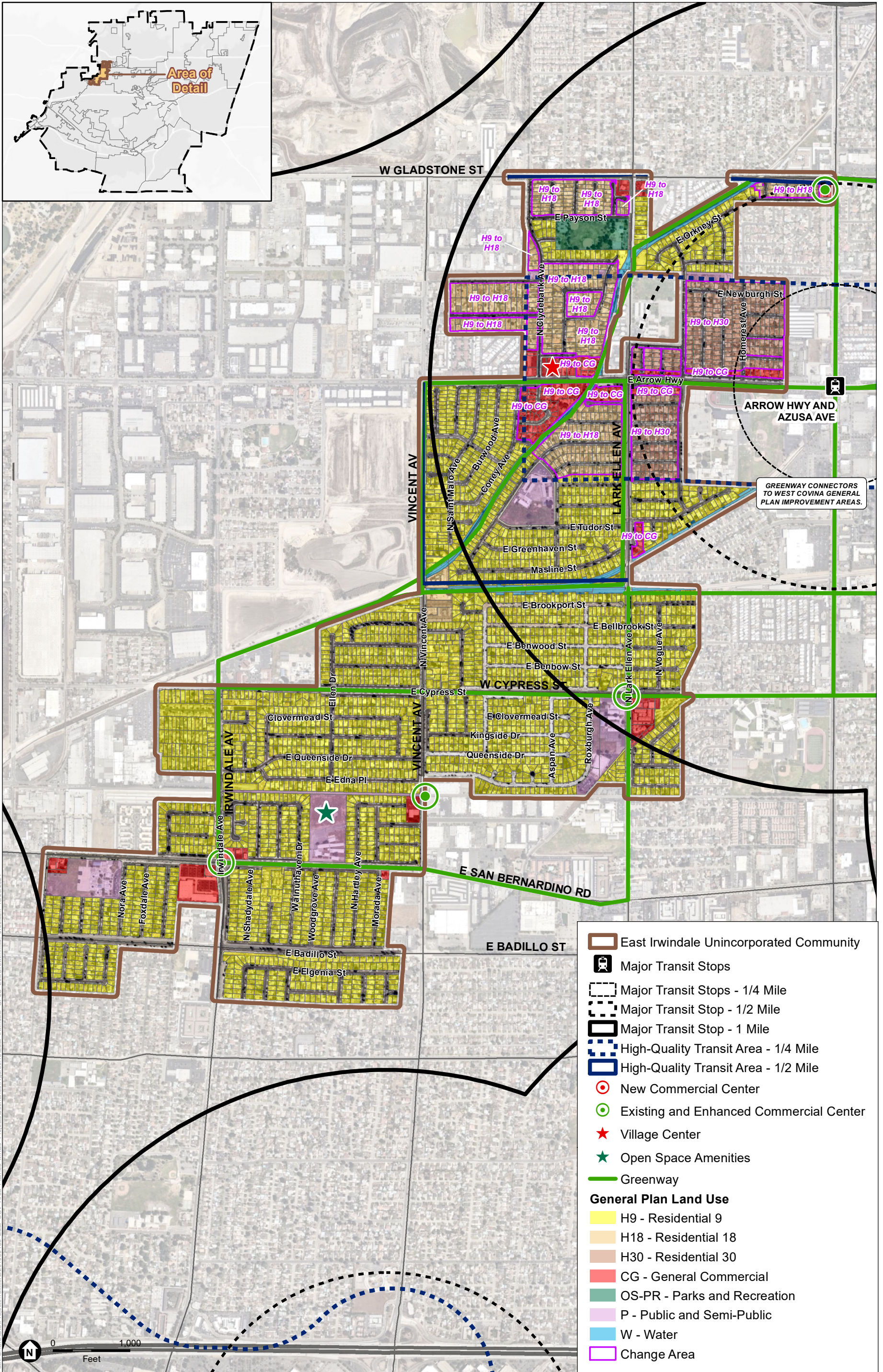
SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan

Covina Islands  
Zoning Map







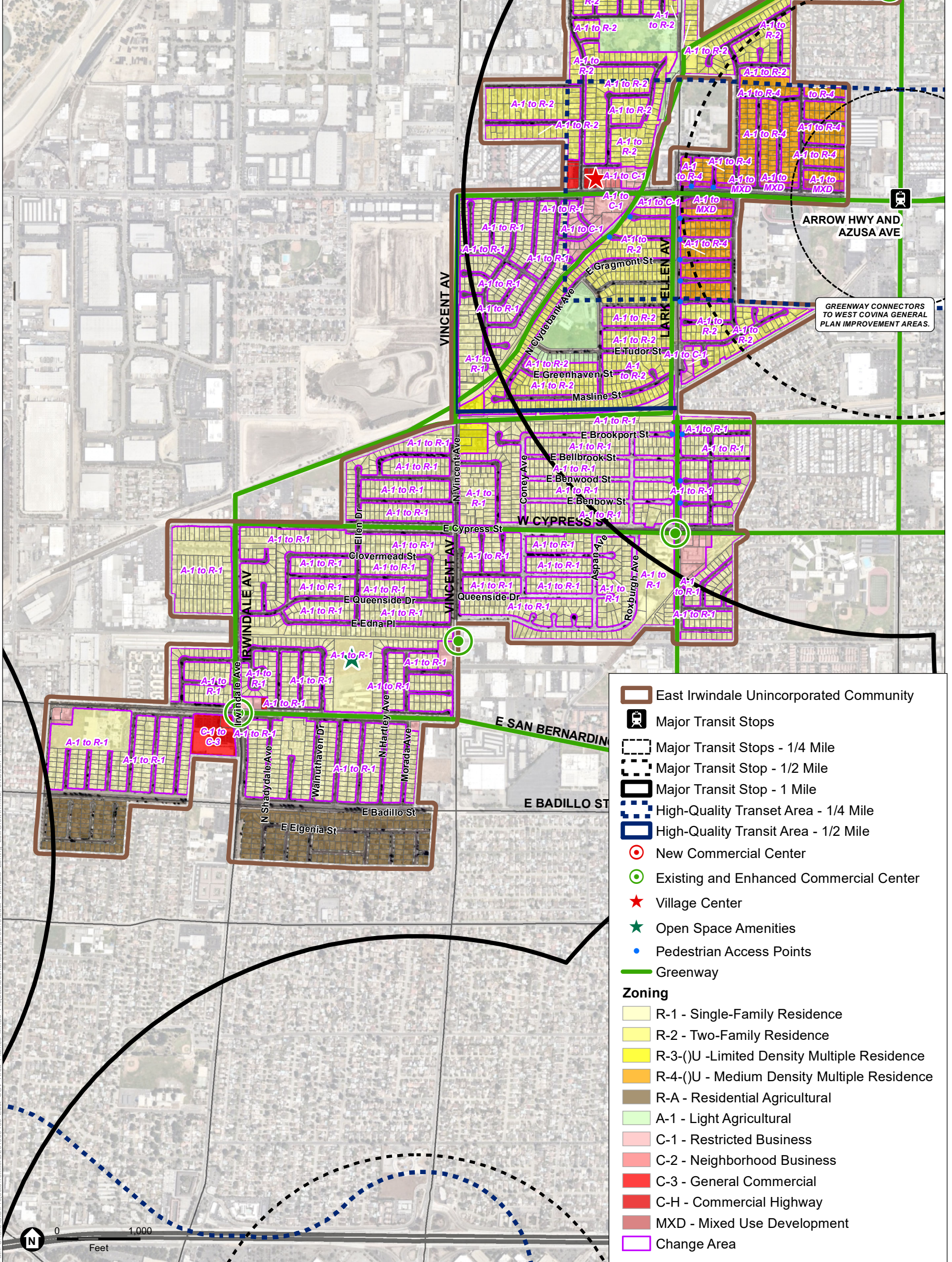
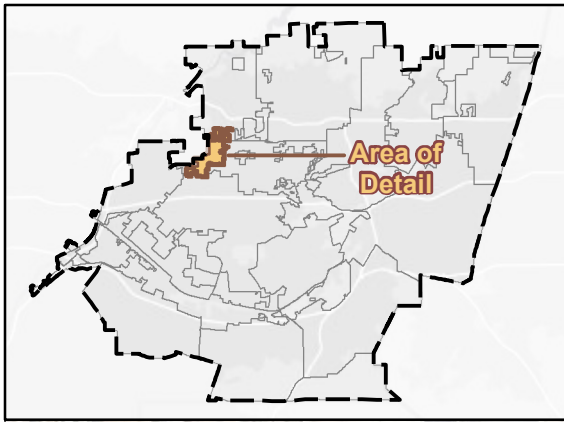
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan

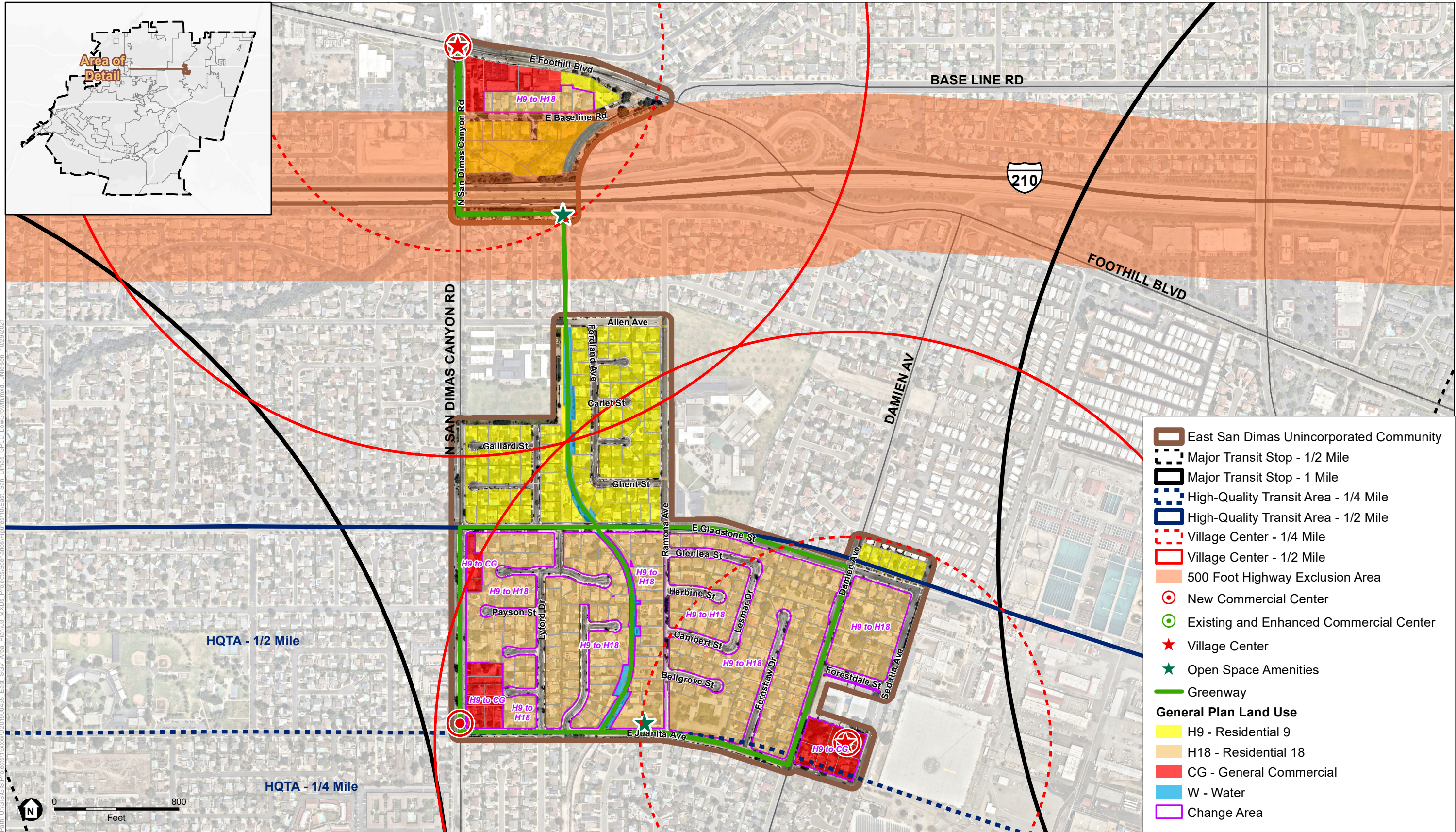


East Irwindale  
Land Use Map



SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.





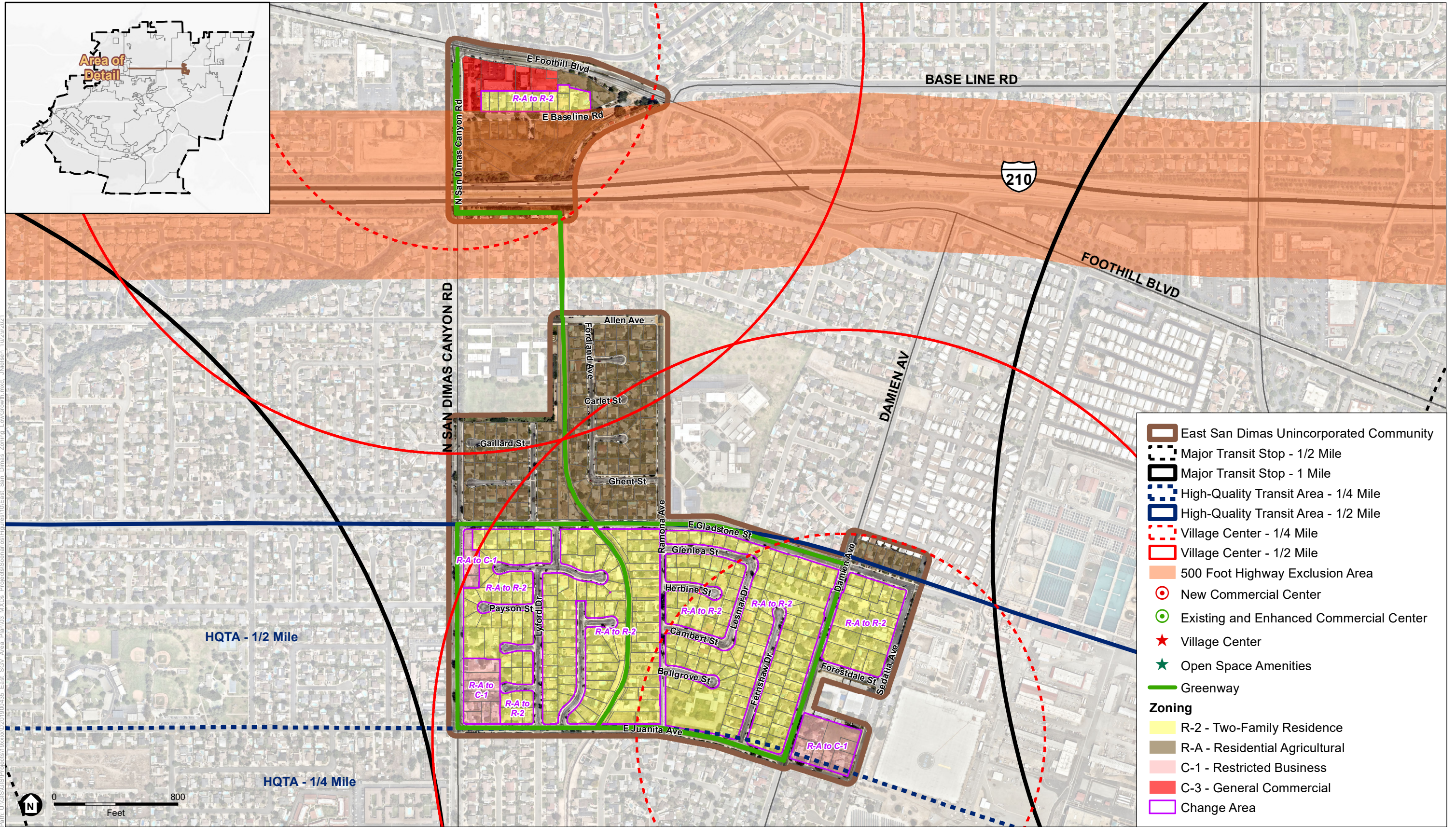
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



East San Dimas  
Land Use Map



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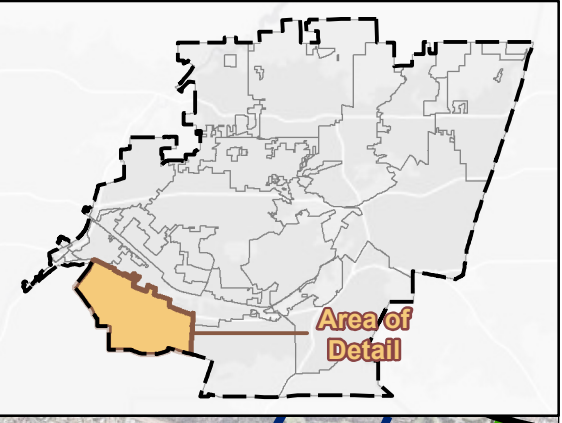
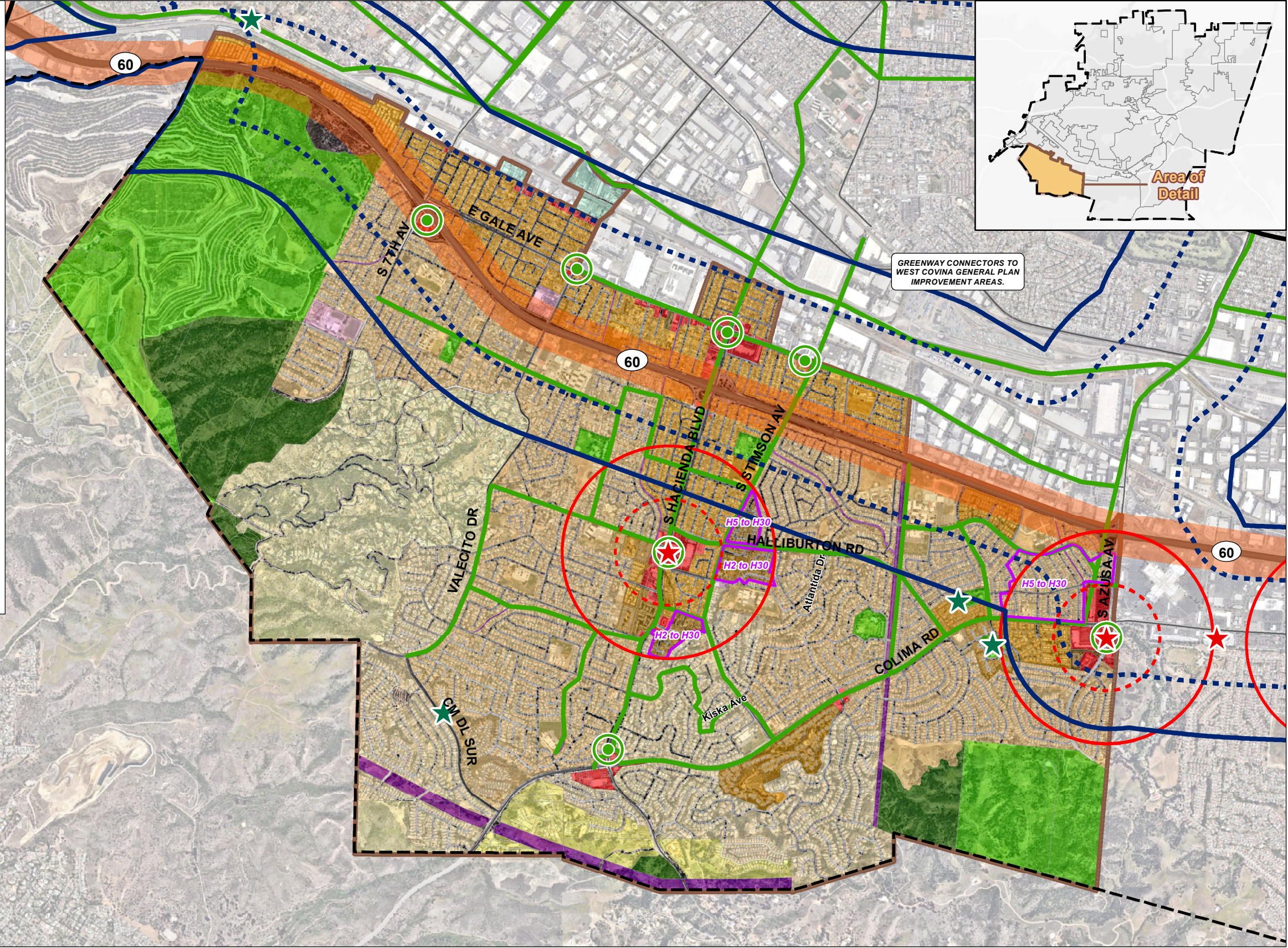
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East San Gabriel Valley Area Plan



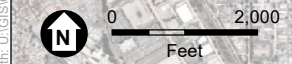
East San Dimas  
Zoning Map

- Planning Area
- Hacienda Heights Unincorporated Community
- High-Quality Transit Area - 1/4 Mile
- High-Quality Transit Area - 1/2 Mile
- Village Center - 1/4 Mile
- Village Center - 1/2 Mile
- 500 Foot Highway Exclusion Area
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Greenway
- General Plan Land Use**
- RL10 - Rural Lands 10 (1du/10ac)
- RL2 - Rural Lands 2 (1du/2ac)
- H2 - Residential 2 (0-2 du/ac)
- H5 - Residential 5 (0-5 du/ac)
- H9 - Residential 9 (0-9 du/ac)
- H18 - Residential 18 (9-18 du/ac)
- H30 - Residential 30 (18-30 du/ac)
- H50 - Residential 50 (30-50 du/ac)
- CG - General Commercial
- P-CS - Public and Semi-Public Community Serving
- P-UF - Public and Semi-Public Utilities and Facilities
- P-TF - Public and Semi-Public - Transportation Facilities
- IL - Light Industrial
- OS-PR - Open Space Parks and Recreation
- OS-C - Open Space Conservation
- Change Area



GREENWAY CONNECTORS TO WEST COVINA GENERAL PLAN IMPROVEMENT AREAS.

Path: U:\GIS\GIS\Projects\19\xxxx\2019\004\35\_East\_SGV\_Area\_Plan\03\_MXD\Projects\Scenarios\Figures\10\Hacienda\_Highlights\_GPLU\_ModerateGrowth.mxd\_JNelson\_11/12/2021

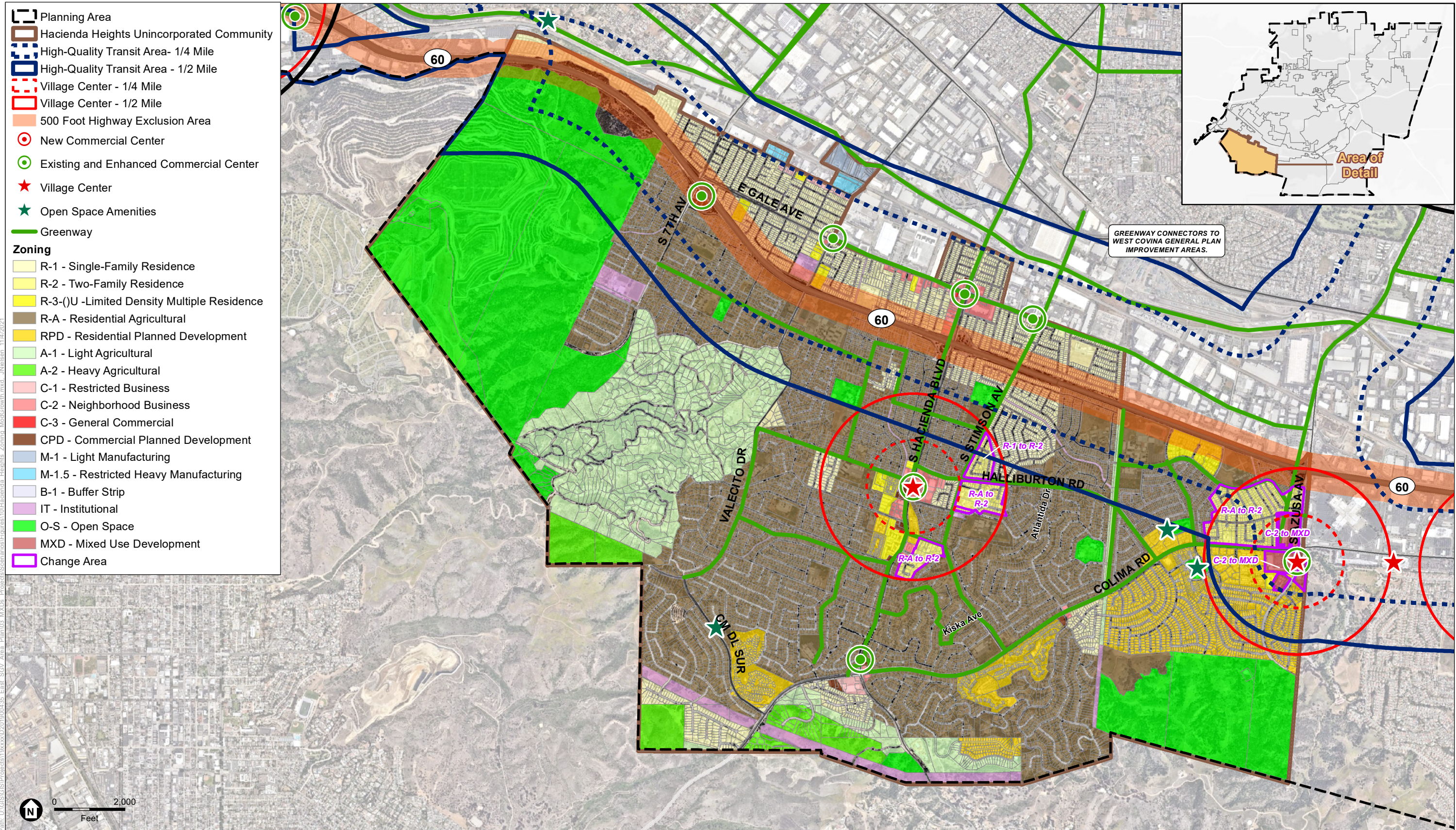


SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Hacienda Heights  
Land Use Map



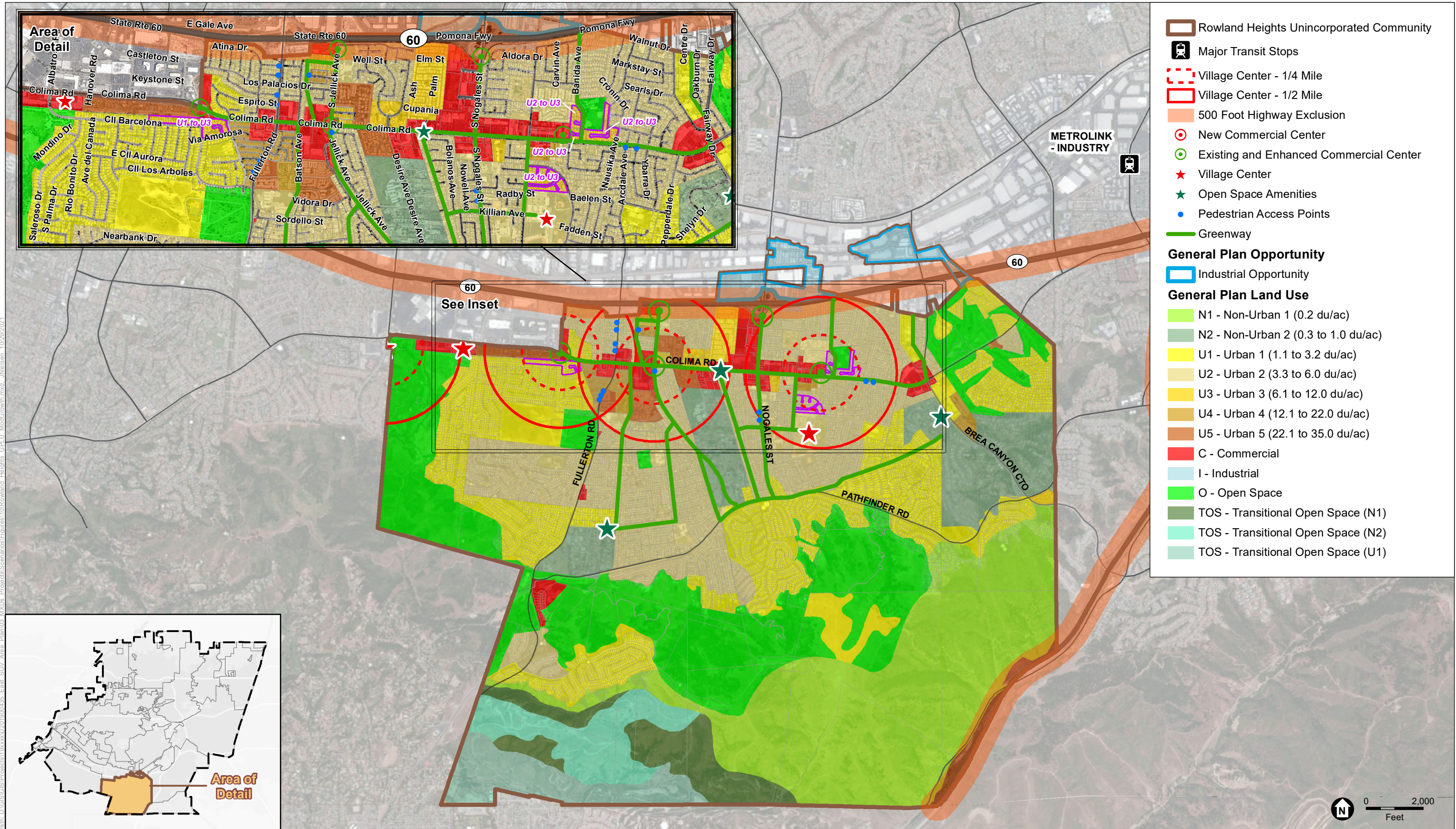
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Hacienda Heights  
Zoning Map



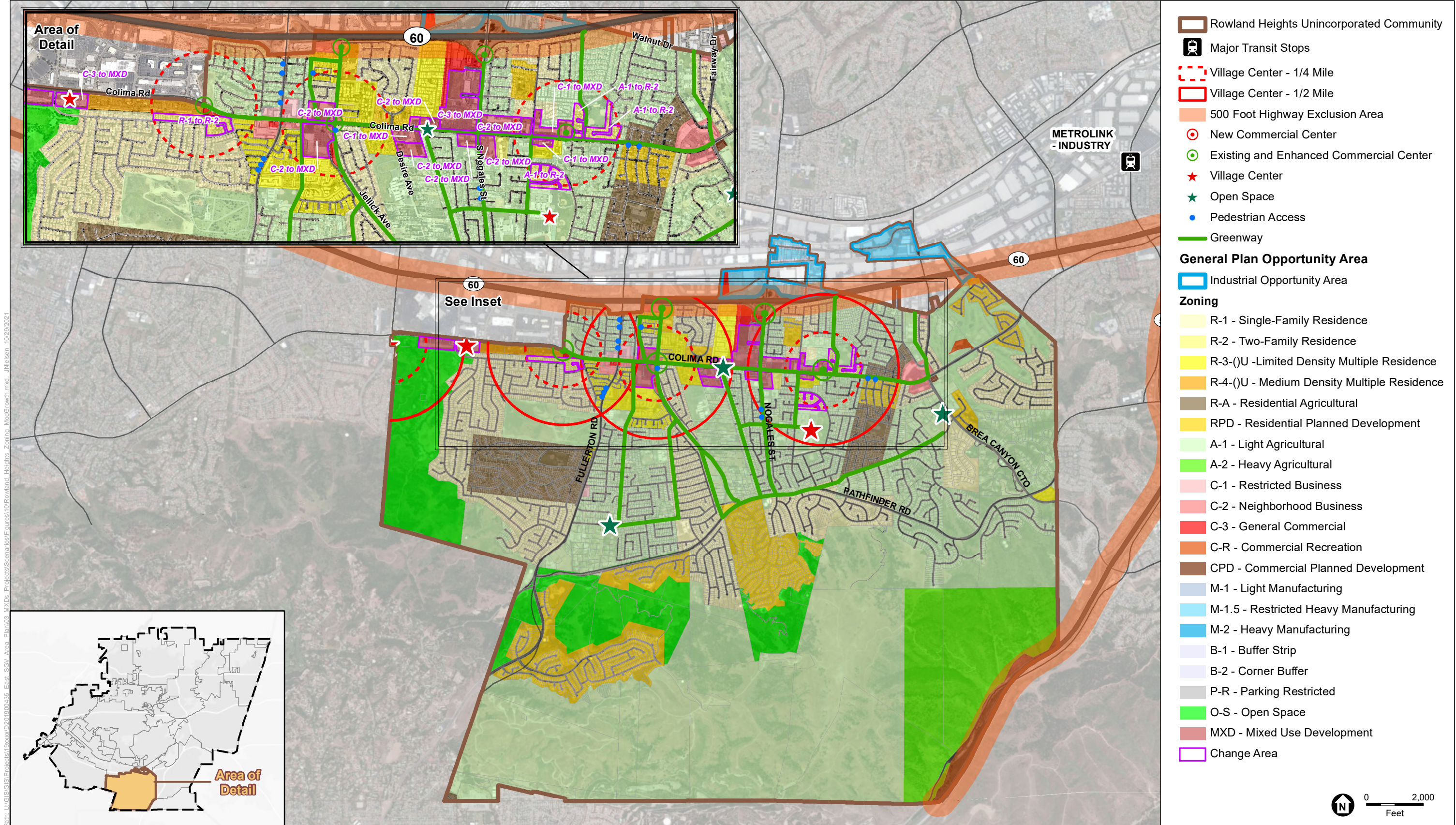
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Rowland Heights  
Land Use Map



Path: U:\GIS\GIS\Projects\19xxxx\2019\00\05\_East\_SGV\_Area\_Plan\03\_MXD\Projects\Scenarios\Figures\10\Rowland\_Highlights\_Zoning\_Map\Growth.mxd\_JNelson\_10/29/2021

SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

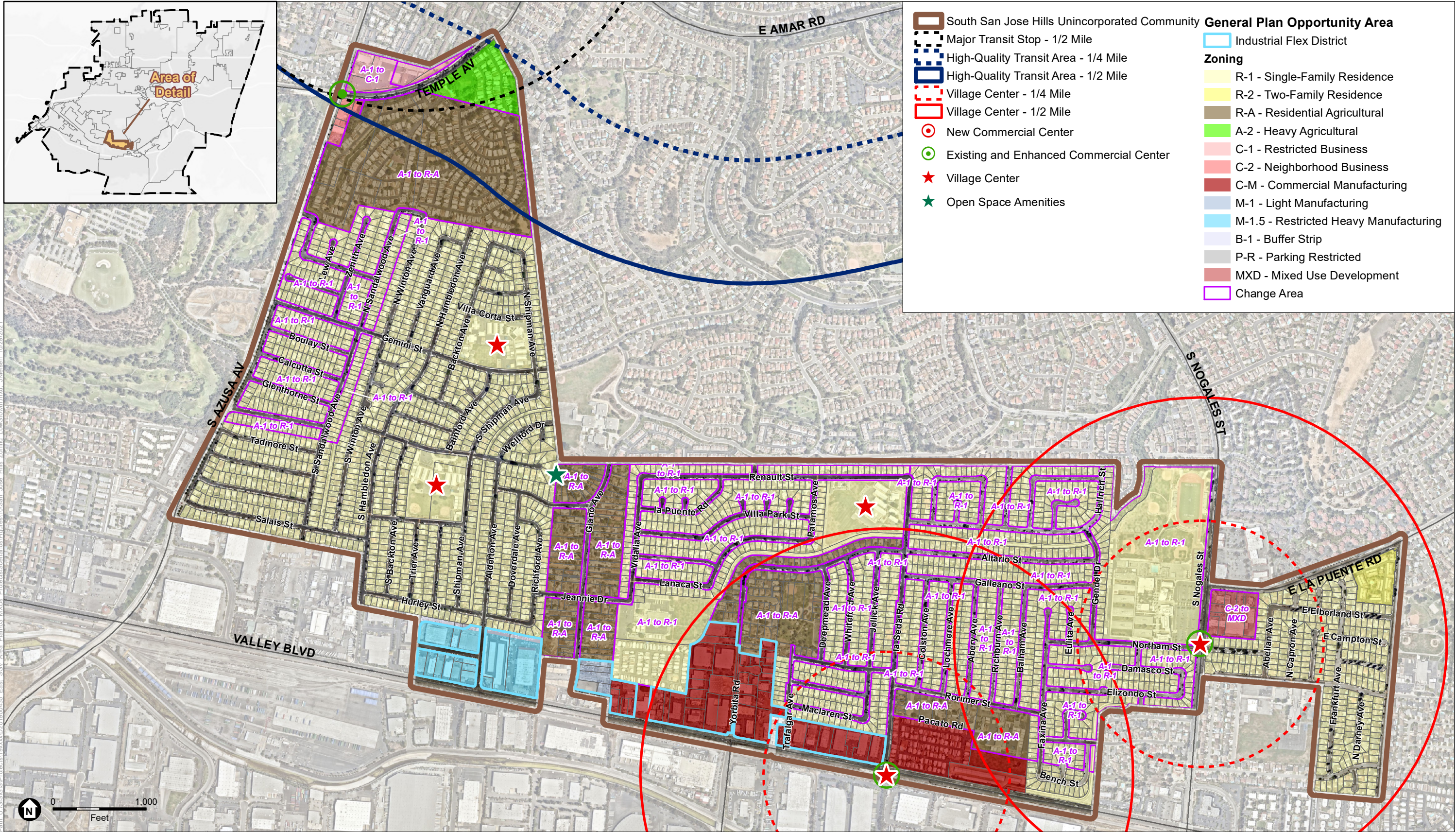
East San Gabriel Valley Area Plan



Rowland Heights  
Zoning Map







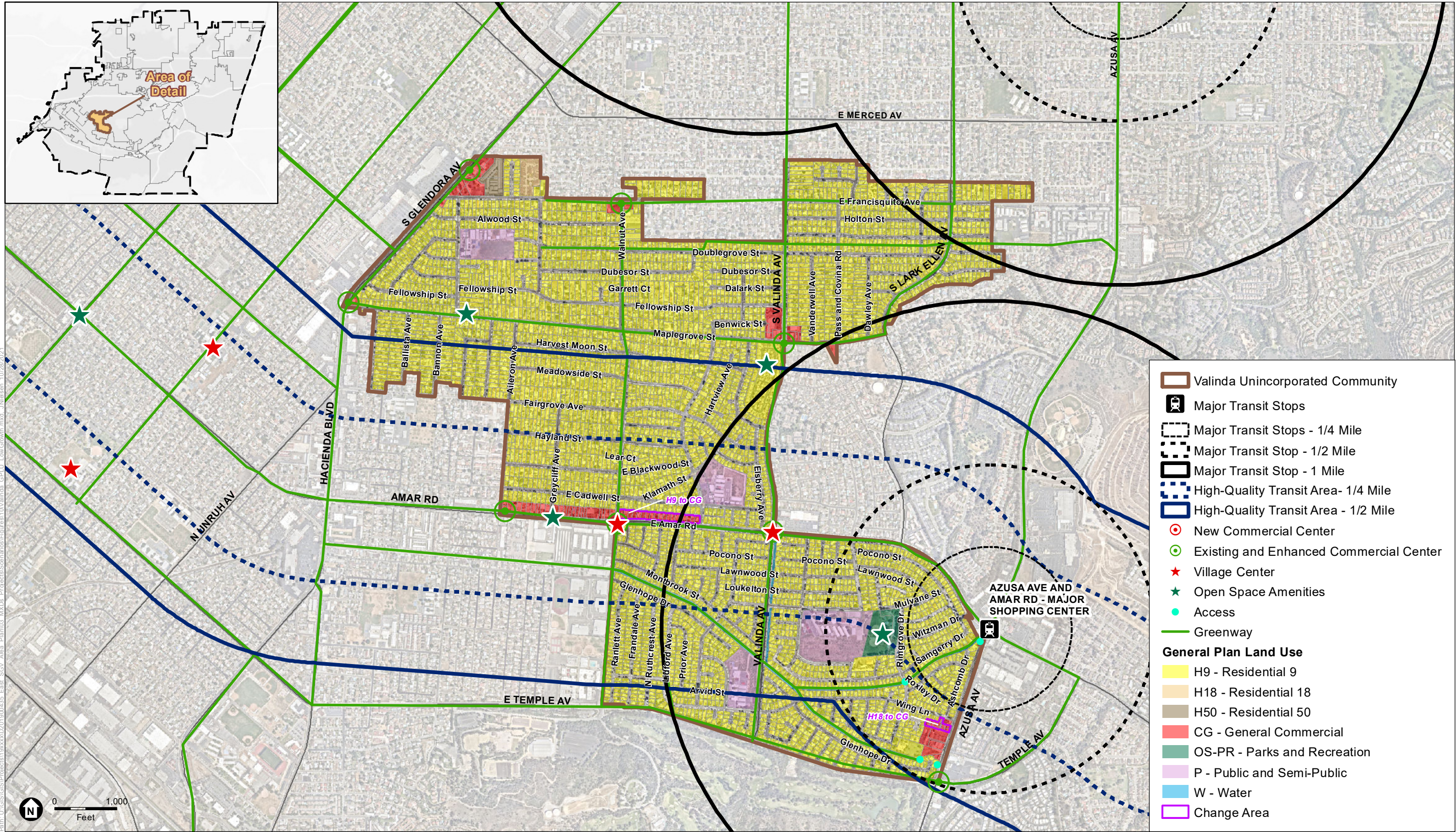
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SOURCE: ESRI; Los Angeles County GIS; Nearnap; ESA, 2021.

East San Gabriel Valley Area Plan



South San Jose Hills  
Zoning Map



- Valinda Unincorporated Community
- Major Transit Stops
- Major Transit Stop - 1/4 Mile
- Major Transit Stop - 1/2 Mile
- Major Transit Stop - 1 Mile
- High-Quality Transit Area - 1/4 Mile
- High-Quality Transit Area - 1/2 Mile
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Access
- Greenway
- General Plan Land Use**
- H9 - Residential 9
- H18 - Residential 18
- H50 - Residential 50
- CG - General Commercial
- OS-PR - Parks and Recreation
- P - Public and Semi-Public
- W - Water
- Change Area

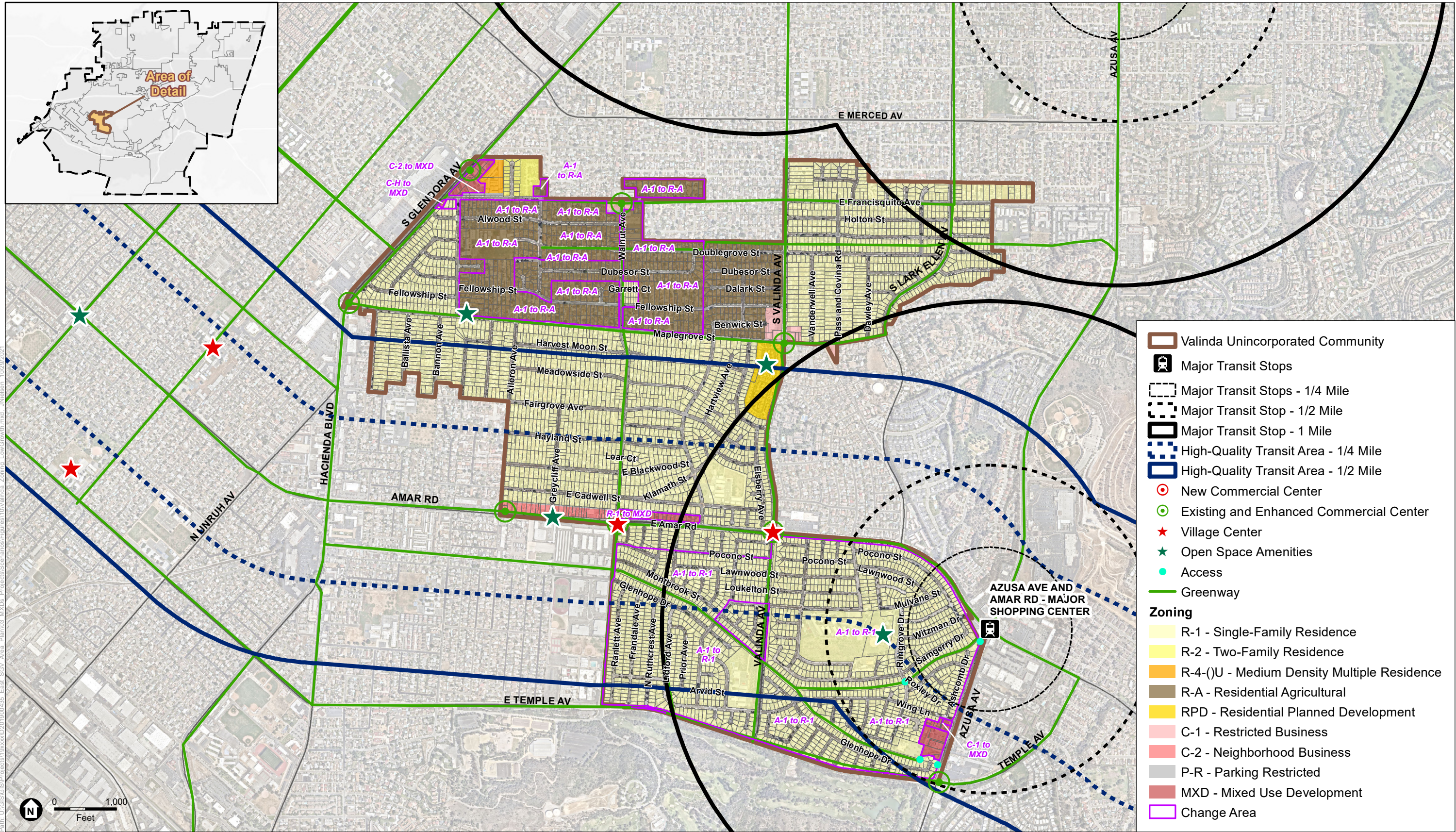
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Valinda  
Land Use Map



Path: U:\GIS\Projects\19xxxx\2019\00\035\_East\_SGV\_Area\_Plan\03\_MXD\Projects\Schematic\Figures\10\Valinda\_Zoning\_LowGrowth.mxd - Nielsen - 10/29/2021

SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Valinda  
Zoning Map

## **APPENDIX B**

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### Tribal Consultation



## NATIVE AMERICAN HERITAGE COMMISSION

September 7, 2021

Fatima Clark  
ESA

Via Email to: [fclark@esassoc.com](mailto:fclark@esassoc.com)

**Re: East San Gabriel Valley Area Plan Project, Los Angeles County**

Dear Ms. Clark:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation and the Gabrieleno/Tongva San Gabriel Band of Mission Indians on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Cultural Resources Analyst

Attachment



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Julie Tumamait-Stenslie**  
Chumash

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov

**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
9/7/2021**

**Gabrieleno Band of Mission Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393 Gabrieleno  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

**Gabrieleno/Tongva San Gabriel Band of Mission Indians**

Anthony Morales, Chairperson  
P.O. Box 693 Gabrieleno  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTribalcouncil@aol.com

**Gabrielino /Tongva Nation**

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St., Gabrielino  
#231  
Los Angeles, CA, 90012  
Phone: (951) 807 - 0479  
sgoad@gabrielino-tongva.com

**Gabrielino Tongva Indians of California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490 Gabrielino  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

**Gabrielino Tongva Indians of California Tribal Council**

Christina Conley, Tribal Consultant and Administrator  
P.O. Box 941078 Gabrielino  
Simi Valley, CA, 93094  
Phone: (626) 407 - 8761  
christina.marsden@alumni.usc.edu

**Gabrielino-Tongva Tribe**

Charles Alvarez,  
23454 Vanowen Street Gabrielino  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

**Morongo Band of Mission Indians**

Robert Martin, Chairperson  
12700 Pumarra Road Cahuilla  
Banning, CA, 92220 Serrano  
Phone: (951) 755 - 5110  
Fax: (951) 755-5177  
abrierty@morongo-nsn.gov

**Morongo Band of Mission Indians**

Ann Brierty, THPO  
12700 Pumarra Road Cahuilla  
Banning, CA, 92220 Serrano  
Phone: (951) 755 - 5259  
Fax: (951) 572-6004  
abrierty@morongo-nsn.gov

**Quechan Tribe of the Fort Yuma Reservation**

Manfred Scott, Acting Chairman  
Kw'ts'an Cultural Committee  
P.O. Box 1899 Quechan  
Yuma, AZ, 85366  
Phone: (928) 750 - 2516  
scottmanfred@yahoo.com

**Quechan Tribe of the Fort Yuma Reservation**

Jill McCormick, Historic Preservation Officer  
P.O. Box 1899 Quechan  
Yuma, AZ, 85366  
Phone: (760) 572 - 2423  
historicpreservation@quechantribe.com

**San Manuel Band of Mission Indians**

Jessica Mauck, Director of Cultural Resources  
26569 Community Center Drive Serrano  
Highland, CA, 92346  
Phone: (909) 864 - 8933  
Jessica.Mauck@sanmanuel-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed East San Gabriel Valley Area Plan Project, Los Angeles County.



**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
9/7/2021**

***Santa Rosa Band of Cahuilla  
Indians***

Lovina Redner, Tribal Chair  
P.O. Box 391820                      Cahuilla  
Anza, CA, 92539  
Phone: (951) 659 - 2700  
Fax: (951) 659-2228  
lsaul@santarosa-nsn.gov

***Serrano Nation of Mission  
Indians***

Wayne Walker, Co-Chairperson  
P. O. Box 343                      Serrano  
Patton, CA, 92369  
Phone: (253) 370 - 0167  
serranonation1@gmail.com

***Serrano Nation of Mission  
Indians***

Mark Cochrane, Co-Chairperson  
P. O. Box 343                      Serrano  
Patton, CA, 92369  
Phone: (909) 528 - 9032  
serranonation1@gmail.com

***Soboba Band of Luiseno  
Indians***

Isaiah Vivanco, Chairperson  
P. O. Box 487                      Cahuilla  
San Jacinto, CA, 92581              Luiseno  
Phone: (951) 654 - 5544  
Fax: (951) 654-4198  
ivivanco@soboba-nsn.gov

***Soboba Band of Luiseno  
Indians***

Joseph Ontiveros, Cultural  
Resource Department  
P.O. BOX 487                      Cahuilla  
San Jacinto, CA, 92581              Luiseno  
Phone: (951) 663 - 5279  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed East San Gabriel Valley Area Plan Project, Los Angeles County.



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians-Kizh Nation  
P.O. Box 393  
Covina, CA 91723  
admin@gabrielenoindians.org

Dear Chairman Salas:

**COUNTY OF LOS ANGELES ASSEMBLY BILL 52  
REQUEST CONSULTATION ON TRIBAL CULTURAL RESOURCES  
FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
FORMAL NOTIFICATION**

The Los Angeles County Department of Regional Planning is contacting you in compliance with the California Assembly Bill (AB) 52 (including the California Public Resources Code Section 21080.3.1) because you are listed as the contact person in a tribal request for notice of proposed projects in this geographic area for which the County of Los Angeles is the lead agency in compliance with the California Environmental Quality Act. In compliance with formal notification requirements we are providing the following proposed project notification:

**Project Name:** Los Angeles County East San Gabriel Valley Area Plan

**Proposed Project:** The Department of Regional Planning will be preparing a Programmatic Environmental Impact Report (Program EIR) and supporting technical studies for the Los Angeles County East San Gabriel Valley Area Plan (ESGVAP). The ESGVAP is part of the Los Angeles County 2035 General Plan, which will require an amendment. The ESGVAP is a long-range policy document developed to guide long-term growth of the area through development of a guiding vision, goals, policies, and implementation actions for the unincorporated communities in the East San Gabriel Valley (ESGV).

The ESGVAP is intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, pleasant communities. The ESGVAP will contain nine elements including: Land Use, Economic Development, Community Character and Design, Cultural and Historic Resources, Public Services

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   @LACDRP | [planning.lacounty.gov](http://planning.lacounty.gov)

February 4, 2022

Page 2

and Facilities, Mobility, Conservation and Natural Resources, Health and Safety, and Environmental Justice.

**Location:** The ESGVAP's planning area consists of 24 unincorporated islands and communities and encompasses a total land area of 210.5 square miles (**Figure 1**). The ESGVAP's planning area includes the easternmost portions of Los Angeles County. Generally, the area is located south of the Angeles National Forest, north of the Orange County border, east of Interstate-605 and west of the San Bernardino County line.

If you wish to begin processing a formal consultation under AB 52, the deadline to request consultation with the County of Los Angeles is set by State law [California Public Resources Code Section 21080.3.1(d)] and requires that you send a written request for consultation to the address below within 30 days of the receipt of this notice.

If you do not wish to initiate formal consultation on this proposed project, no response to this notice is needed. If you do not wish to formally consult under AB 52 on this proposed project, you may participate in the California Environmental Quality Act process for this project on any issue of concern as an interested California Native American tribe, person, citizen, or member of the public.

Please send written responses for the proposed project to:

Mi Kim, Supervising Regional Planner  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

If you have any questions, please contact Mi Kim, Department of Regional Planning, via email at [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov) or 213-974-6425 as an alternative. Please note that since you are also on the Native American Heritage Commission's contact list for this area, you will be receiving a letter under separate cover notifying you of the opportunity to consult with the County of Los Angeles under Senate Bill 18 since the proposed project includes a General Plan amendment.

Sincerely,

Mi Kim  
Supervising Regional Planner





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Anthony Morales, Chairperson  
Gabrieleno/Tongva  
P.O. Box 693  
San Gabriel, CA, 91778

Dear Chairman Morales:

**COUNTY OF LOS ANGELES ASSEMBLY BILL 52  
REQUEST CONSULTATION ON TRIBAL CULTURAL RESOURCES  
FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
FORMAL NOTIFICATION**

The Los Angeles County Department of Regional Planning is contacting you in compliance with the California Assembly Bill (AB) 52 (including the California Public Resources Code Section 21080.3.1) because you are listed as the contact person in a tribal request for notice of proposed projects in this geographic area for which the County of Los Angeles is the lead agency in compliance with the California Environmental Quality Act. In compliance with formal notification requirements we are providing the following proposed project notification:

**Project Name:** Los Angeles County East San Gabriel Valley Area Plan

**Proposed Project:** The Department of Regional Planning will be preparing a Programmatic Environmental Impact Report (Program EIR) and supporting technical studies for the Los Angeles County East San Gabriel Valley Area Plan (ESGVAP). The ESGVAP is part of the Los Angeles County 2035 General Plan, which will require an amendment. The ESGVAP is a long-range policy document developed to guide long-term growth of the area through development of a guiding vision, goals, policies, and implementation actions for the unincorporated communities in the East San Gabriel Valley (ESGV).

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February 4, 2022

Page 2

**Location:** The ESGVAP's planning area consists of 24 unincorporated islands and communities and encompasses a total land area of 210.5 square miles (**Figure 1**). The ESGVAP's planning area includes the easternmost portions of Los Angeles County. Generally, the area is located south of the Angeles National Forest, north of the Orange County border, east of Interstate-605 and west of the San Bernardino County line.

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Please send written responses for the proposed project to:

Mi Kim, Supervising Regional Planner  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

If you have any questions, please contact Mi Kim, Department of Regional Planning, via email at [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov) or 213-974-6425 as an alternative. Please note that since you are also on the Native American Heritage Commission's contact list for this area, you will be receiving a letter under separate cover notifying you of the opportunity to consult with the County of Los Angeles under Senate Bill 18 since the proposed project includes a General Plan amendment.

Sincerely,

Mi Kim  
Supervising Regional Planner





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Attn: Lee Clauss  
San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346

Dear Lee Clauss:

**COUNTY OF LOS ANGELES ASSEMBLY BILL 52  
REQUEST CONSULTATION ON TRIBAL CULTURAL RESOURCES  
FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
FORMAL NOTIFICATION**

The Los Angeles County Department of Regional Planning is contacting you in compliance with the California Assembly Bill (AB) 52 (including the California Public Resources Code Section 21080.3.1) because you are listed as the contact person in a tribal request for notice of proposed projects in this geographic area for which the County of Los Angeles is the lead agency in compliance with the California Environmental Quality Act. In compliance with formal notification requirements we are providing the following proposed project notification:

**Project Name:** Los Angeles County East San Gabriel Valley Area Plan

**Proposed Project:** The Department of Regional Planning will be preparing a Programmatic Environmental Impact Report (Program EIR) and supporting technical studies for the Los Angeles County East San Gabriel Valley Area Plan (ESGVAP). The ESGVAP is part of the Los Angeles County 2035 General Plan, which will require an amendment. The ESGVAP is a long-range policy document developed to guide long-term growth of the area through development of a guiding vision, goals, policies, and implementation actions for the unincorporated communities in the East San Gabriel Valley (ESGV).

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February 4, 2022

Page 2

**Location:** The ESGVAP's planning area consists of 24 unincorporated islands and communities and encompasses a total land area of 210.5 square miles (**Figure 1**). The ESGVAP's planning area includes the easternmost portions of Los Angeles County. Generally, the area is located south of the Angeles National Forest, north of the Orange County border, east of Interstate-605 and west of the San Bernardino County line.

If you wish to begin processing a formal consultation under AB 52, the deadline to request consultation with the County of Los Angeles is set by State law [California Public Resources Code Section 21080.3.1(d)] and requires that you send a written request for consultation to the address below within 30 days of the receipt of this notice.

If you do not wish to initiate formal consultation on this proposed project, no response to this notice is needed. If you do not wish to formally consult under AB 52 on this proposed project, you may participate in the California Environmental Quality Act process for this project on any issue of concern as an interested California Native American tribe, person, citizen, or member of the public.

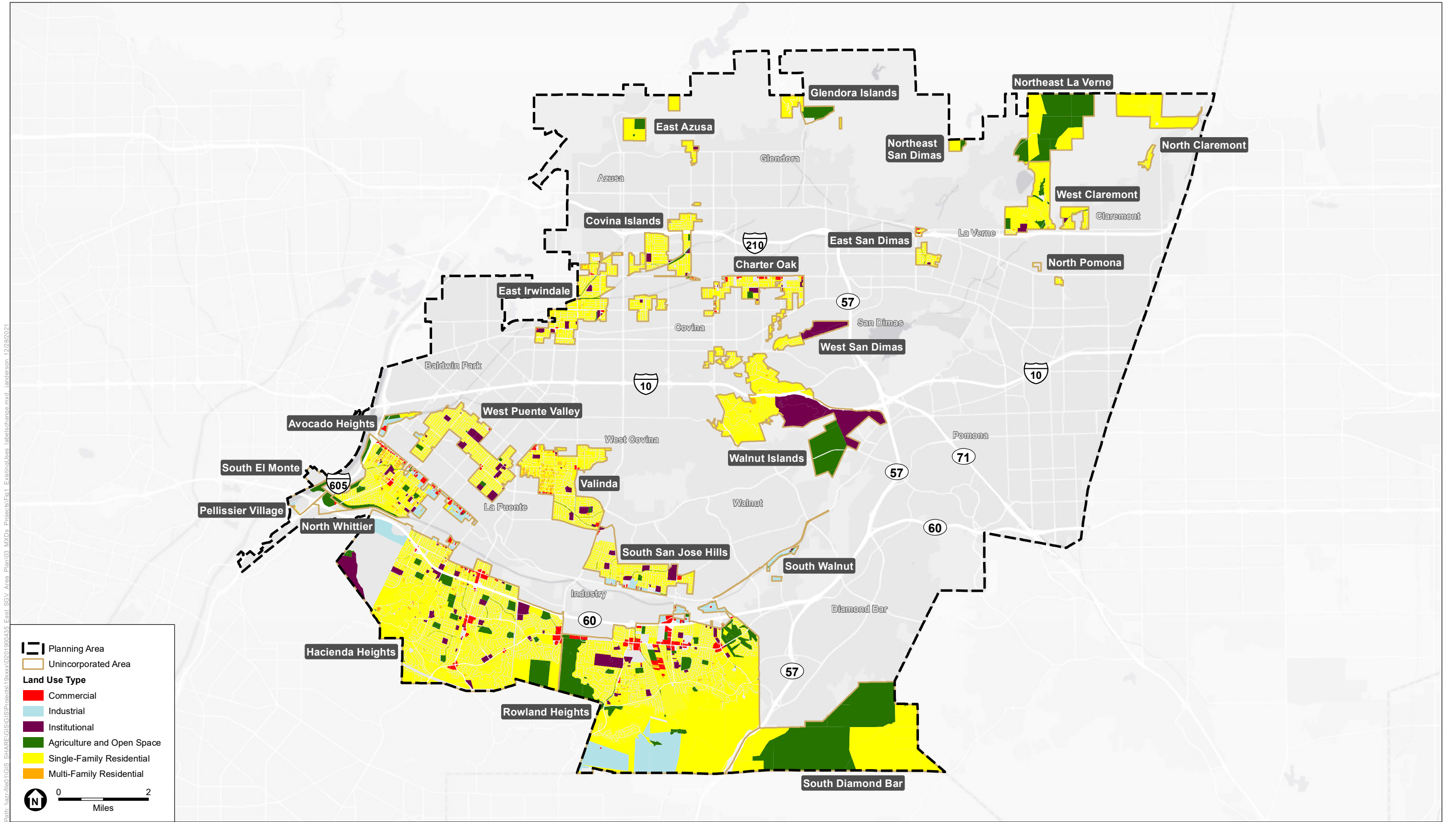
Please send written responses for the proposed project to:

Mi Kim, Supervising Regional Planner  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

If you have any questions, please contact Mi Kim, Department of Regional Planning, via email at [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov) or 213-974-6425 as an alternative. Please note that since you are also on the Native American Heritage Commission's contact list for this area, you will be receiving a letter under separate cover notifying you of the opportunity to consult with the County of Los Angeles under Senate Bill 18 since the proposed project includes a General Plan amendment.

Sincerely,

Mi Kim  
Supervising Regional Planner



SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians-Kizh Nation  
P.O. Box 393  
Covina, CA 91723  
admin@gabrielenoindians.org

Dear Chairman Salas:

**COUNTY OF LOS ANGELES SENATE BILL 18  
REQUEST CONSULTATION ON TRADITIONAL TRIBAL CULTURAL PLACES  
FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
FORMAL NOTIFICATION**

The Los Angeles County Department of Regional Planning is contacting you in compliance with Senate Bill 18. The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the proposed boundary of the above-referenced project. Because this project requires an amendment to the Los Angeles County 2035 General Plan, it is subject to the Senate Bill 18 Tribal Consultation requirements (Government Code Section 65352.3). In compliance with formal notification requirements we are providing the following proposed project notification:

**Project Name:** Los Angeles County East San Gabriel Valley Area Plan

**Proposed Project:** The Department of Regional Planning will be preparing a Programmatic Environmental Impact Report (Program EIR) and supporting technical studies for the Los Angeles County East San Gabriel Valley Area Plan (ESGVAP). The ESGVAP is part of the Los Angeles County 2035 General Plan, which will require an amendment. The ESGVAP is a long-range policy document developed to guide long-term growth of the area through development of a guiding vision, goals, policies, and implementation actions for the unincorporated communities in the East San Gabriel Valley (ESGV).

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   @LACDRP | [planning.lacounty.gov](http://planning.lacounty.gov)

February 4, 2022

Page 2

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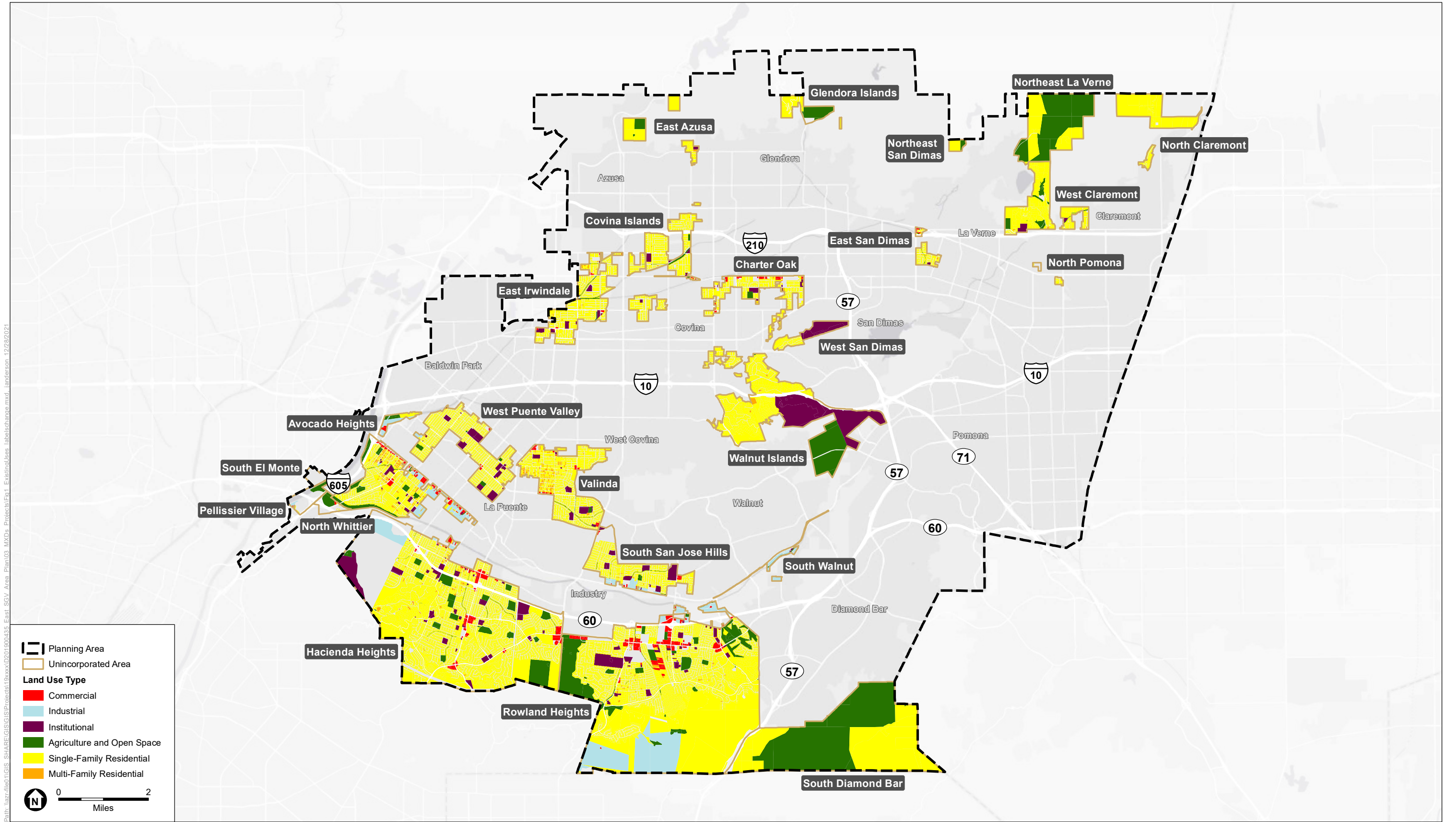
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Mi Kim, Supervising Regional Planner  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

If you have any questions, please contact Mi Kim, Department of Regional Planning, by email at [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov) or 213-974-6425 as an alternative. Please note that since your tribe is also on the County of Los Angeles Assembly Bill (AB) 52 notification list and is geographically affiliated with the proposed project area, you will be receiving a letter under separate cover notifying you of the opportunity to consult with the County of Los Angeles under AB 52.

Very truly yours,

Mi Kim  
Supervising Regional Planner



SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Morongo Band of Mission Indians  
Ann Brierty, THPO  
12700 Pumarra Road  
Banning, CA, 92220  
abrierty@morongo-nsn.gov

Dear Ms. Brierty:

**COUNTY OF LOS ANGELES SENATE BILL 18  
REQUEST CONSULTATION ON TRADITIONAL TRIBAL CULTURAL PLACES  
FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
FORMAL NOTIFICATION**

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February 4, 2022

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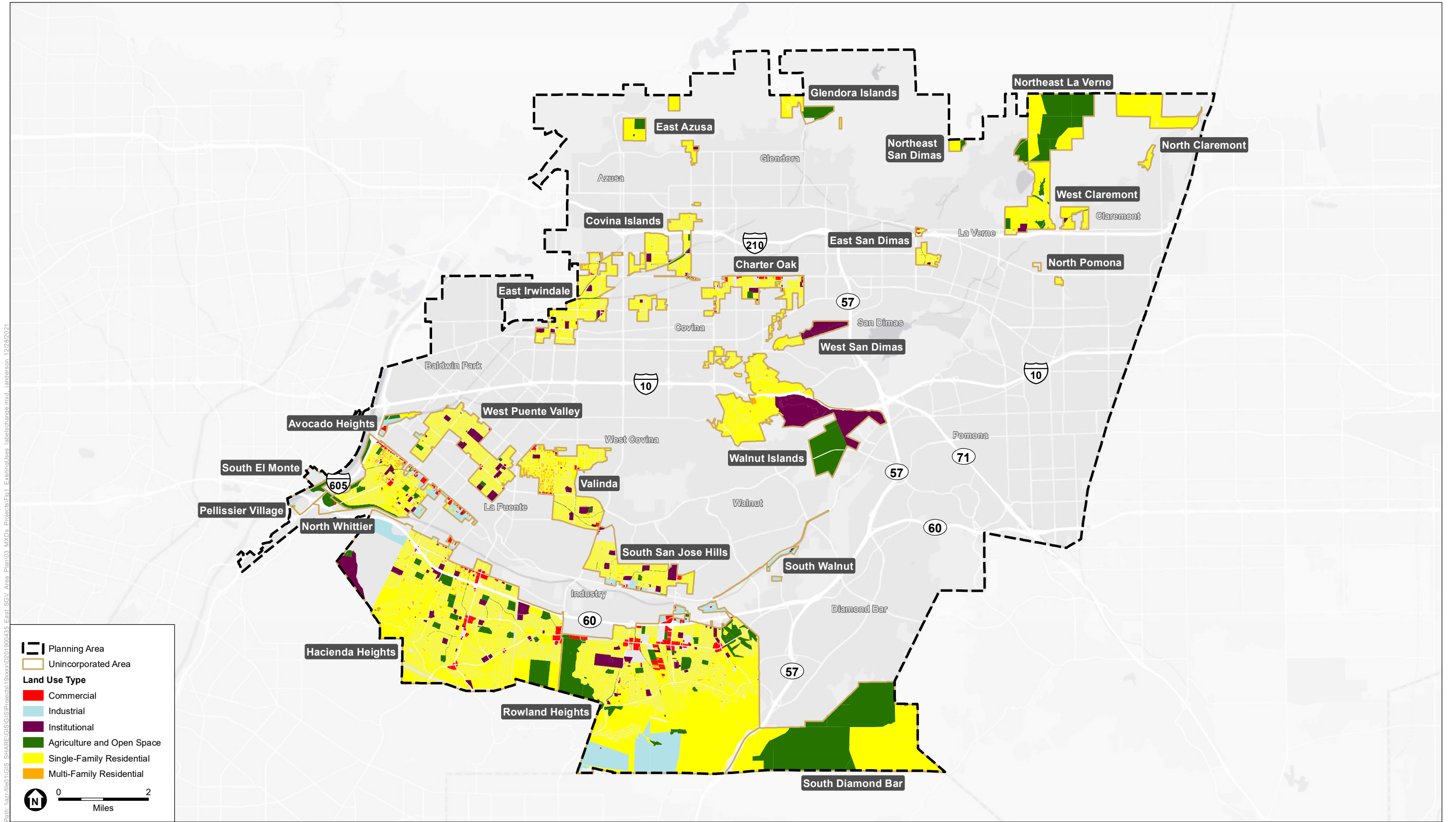
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Very truly yours,

Mi Kim  
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SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Anthony Morales, Chairperson  
Gabrieleno/Tongva San Gabriel Band of Mission Indians  
P.O. Box 693  
San Gabriel, CA, 91778  
GTtribalcouncil@aol.com

Dear Chairman Morales:

**COUNTY OF LOS ANGELES SENATE BILL 18  
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FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
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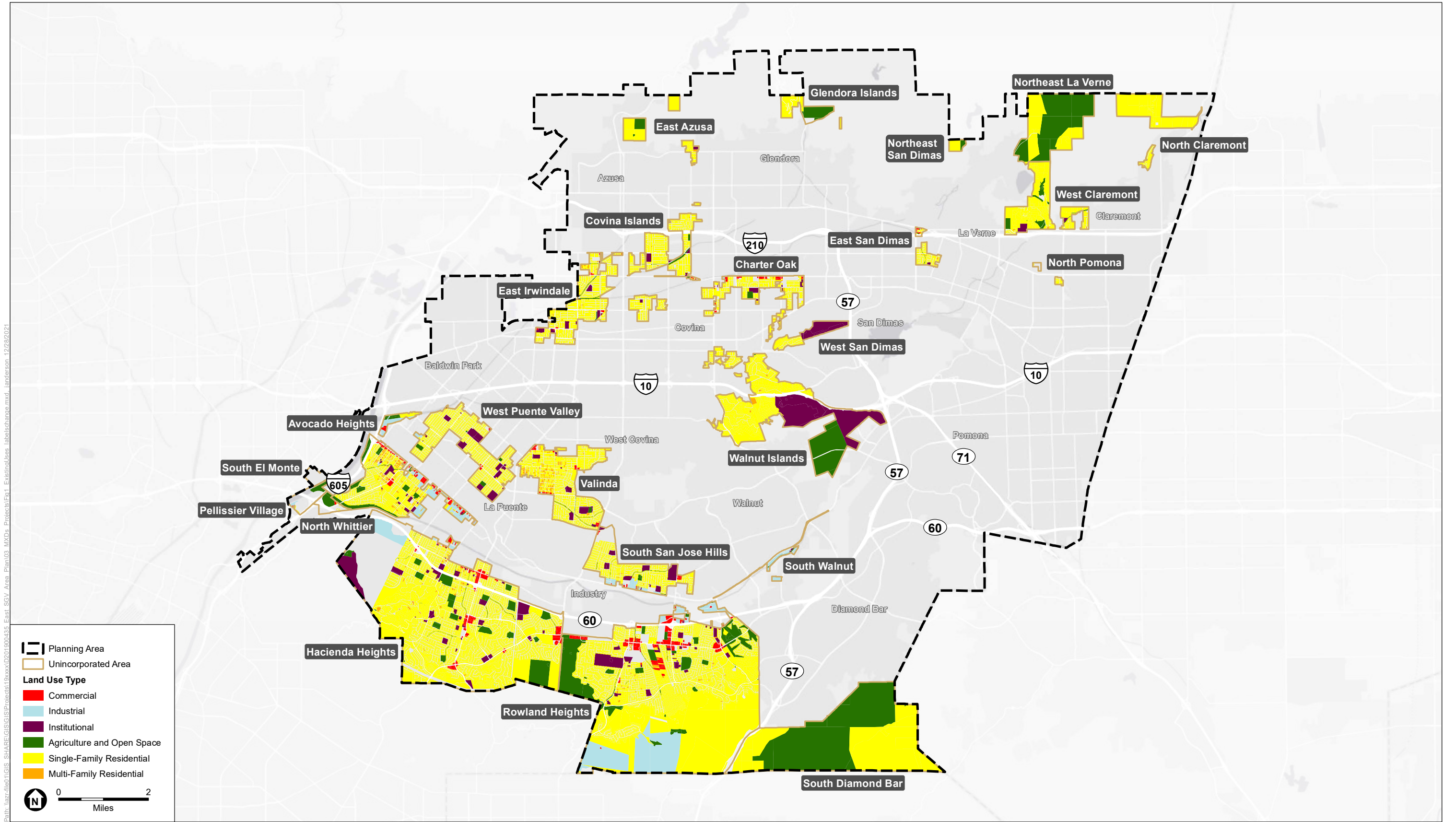
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Very truly yours,

Mi Kim  
Supervising Regional Planner



SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Charles Alvarez  
Gabrielino-Tongva Tribe  
23454 Vanowen Street  
West Hills, CA, 91307  
roadkingcharles@aol.com

Dear Mr. Alvarez:

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Very truly yours,

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# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Christina Conley, Tribal Consultant and Administrator  
Gabrielino Tongva Indians of California Tribal Council  
P.O. Box 941078  
Simi Valley, CA, 93094  
christina.marsden@alumni.usc.edu

Dear Ms. Conley:

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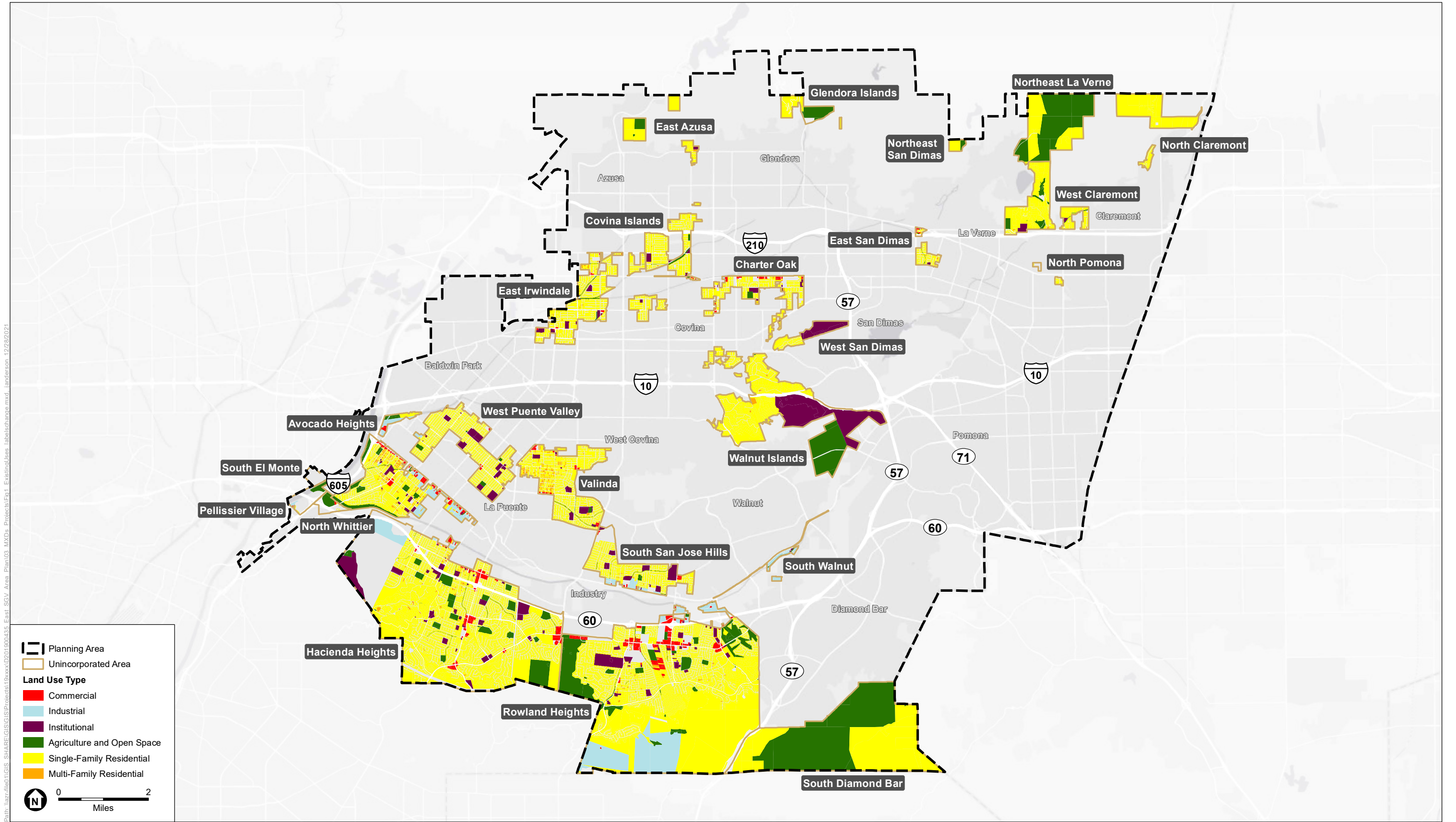
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Mi Kim  
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SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Isaiah Vivanco, Chairperson  
Soboba Band of Luiseno Indians  
P. O. Box 487  
San Jacinto, CA, 92581  
ivivanco@soboba-nsn.gov

Dear Chairperson Vivanco:

**COUNTY OF LOS ANGELES SENATE BILL 18  
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FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
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# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Jessica Mauck, Director of Cultural Resources  
San Manuel Band of Mission Indians  
26569 Community Center Drive Highland, CA, 92346  
Jessica.Mauck@sanmanuel-nsn.gov

Dear Ms. Mauck:

**COUNTY OF LOS ANGELES SENATE BILL 18  
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**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Jill McCormick, Historic Preservation Officer  
Quechan Tribe of the Fort Yuma Reservation  
P.O. Box 1899  
Yuma, AZ, 85366  
historicpreservation@quechantribe.com

Dear Jill McCormick:

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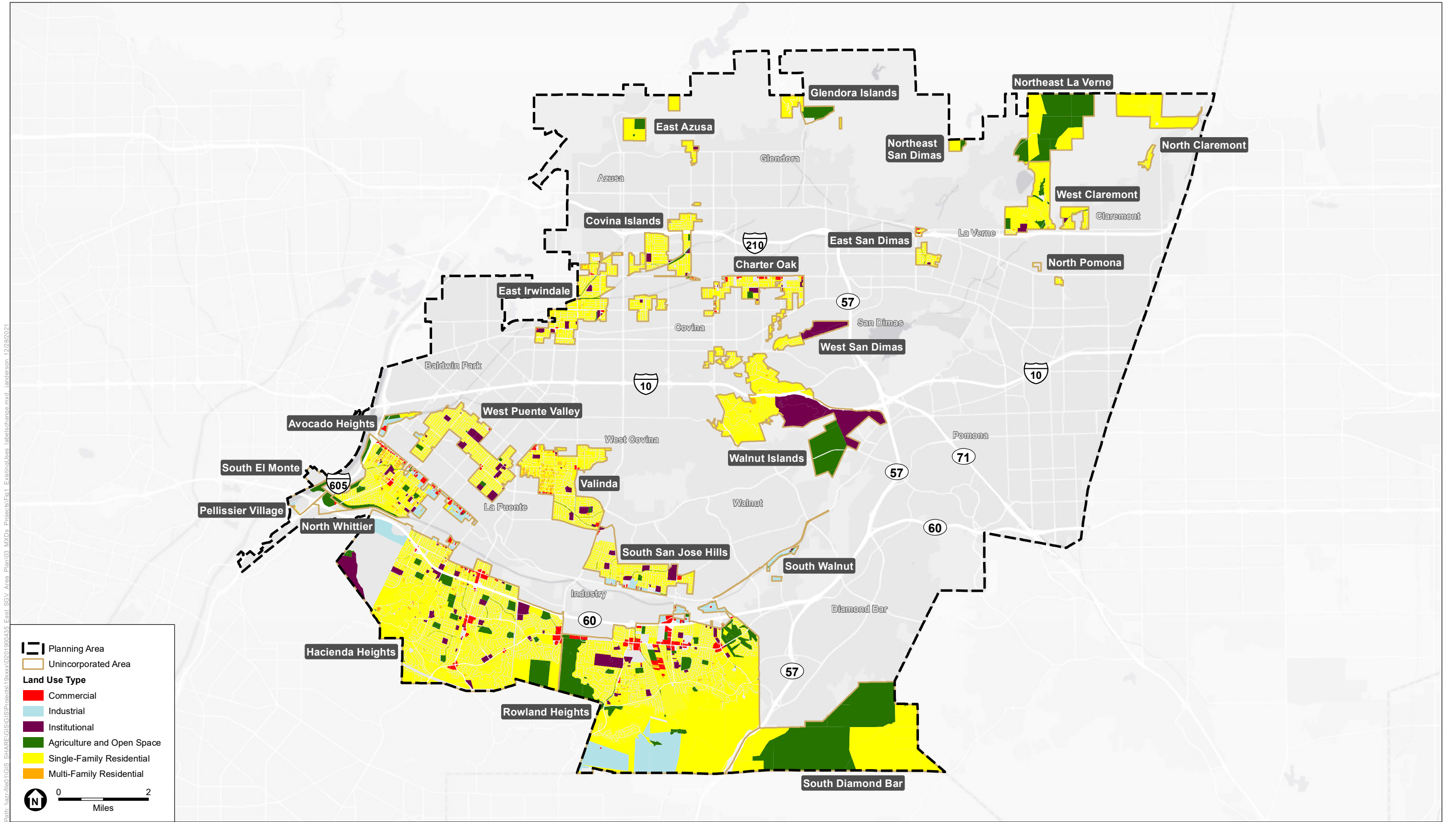
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Mi Kim  
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SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Joseph Ontiveros, Cultural Resource Department  
Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA, 92581  
jontiveros@soboba-nsn.gov

Dear Mr. Ontiveros:

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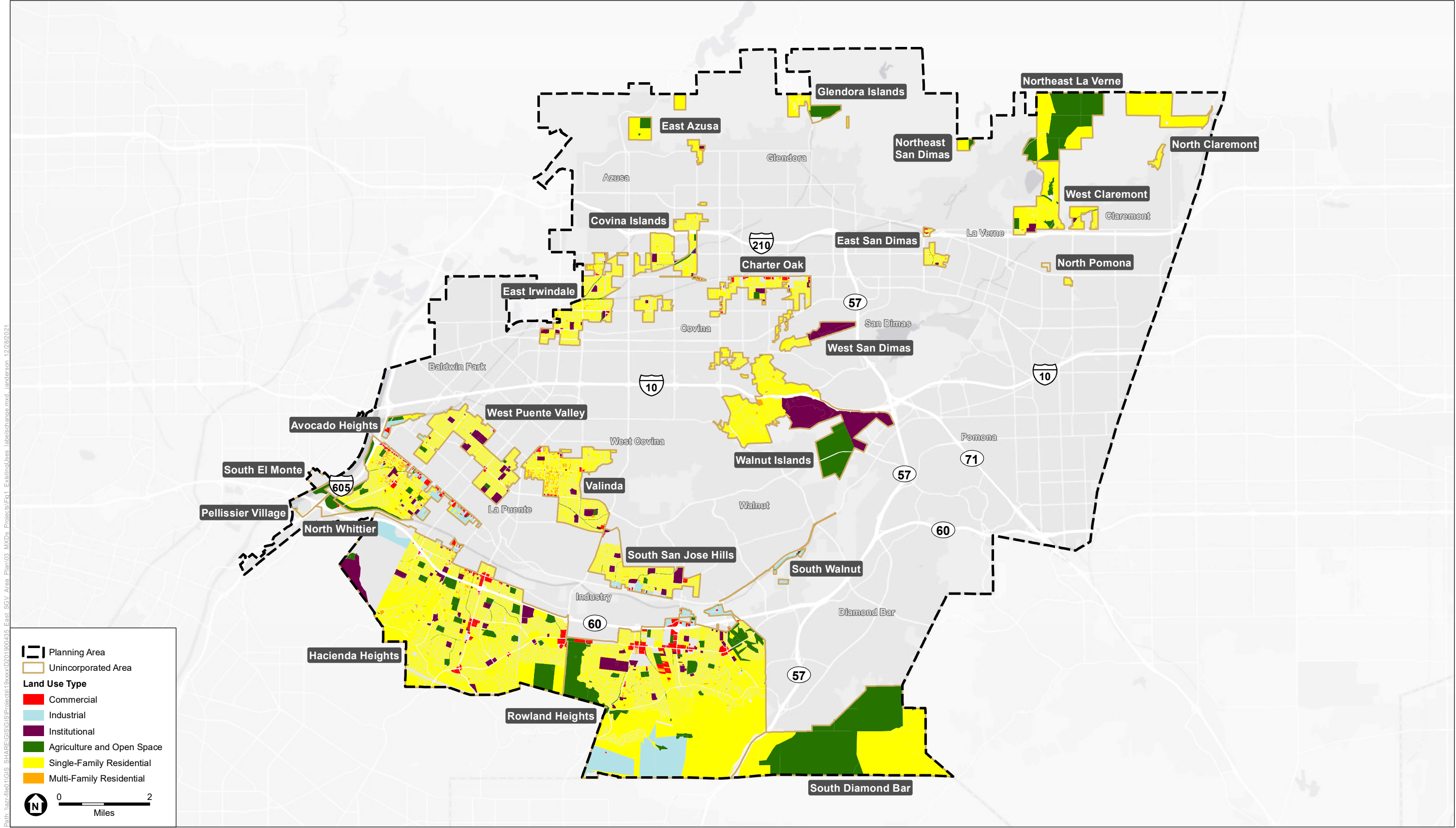
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Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

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Very truly yours,

Mi Kim  
Supervising Regional Planner



SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Lovina Redner, Tribal Chair  
Santa Rosa Band of Cahuilla Indians  
P.O. Box 391820  
Anza, CA, 92539  
lsaul@santarosa-nsn.gov

Dear Chairperson Redner:

**COUNTY OF LOS ANGELES SENATE BILL 18  
REQUEST CONSULTATION ON TRADITIONAL TRIBAL CULTURAL PLACES  
FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
FORMAL NOTIFICATION**

The Los Angeles County Department of Regional Planning is contacting you in compliance with Senate Bill 18. The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the proposed boundary of the above-referenced project. Because this project requires an amendment to the Los Angeles County 2035 General Plan, it is subject to the Senate Bill 18 Tribal Consultation requirements (Government Code Section 65352.3). In compliance with formal notification requirements we are providing the following proposed project notification:

**Project Name:** Los Angeles County East San Gabriel Valley Area Plan

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February 4, 2022

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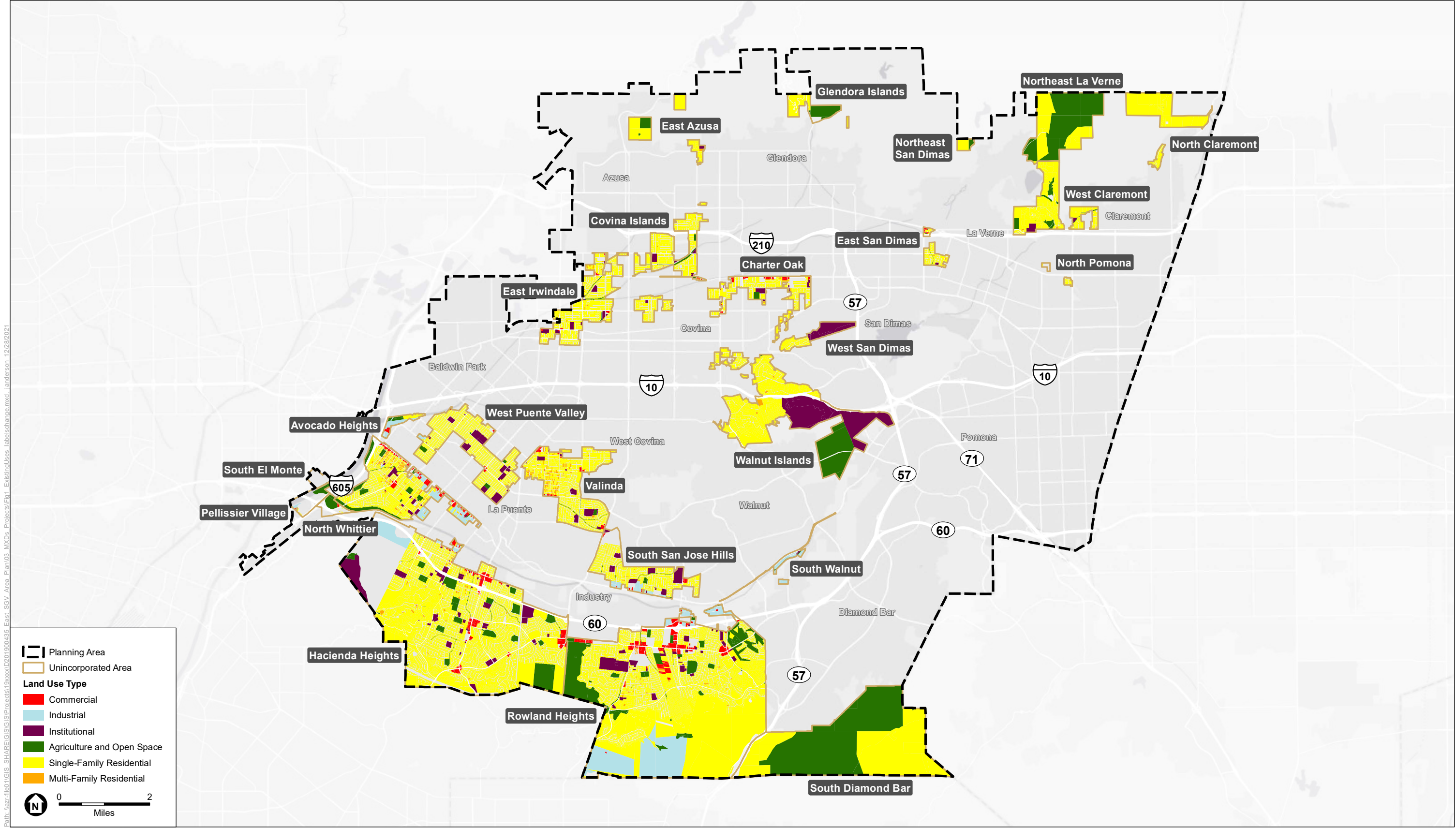
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Mi Kim  
Supervising Regional Planner



SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Manfred Scott, Acting Chairman  
Quechan Tribe of the Fort Yuma Reservation  
Kw'ts'an Cultural Committee  
P.O. Box 1899  
Yuma, AZ, 85366  
scottmanfred@yahoo.com

Dear Chairman Scott:

**COUNTY OF LOS ANGELES SENATE BILL 18  
REQUEST CONSULTATION ON TRADITIONAL TRIBAL CULTURAL PLACES  
FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
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February 4, 2022

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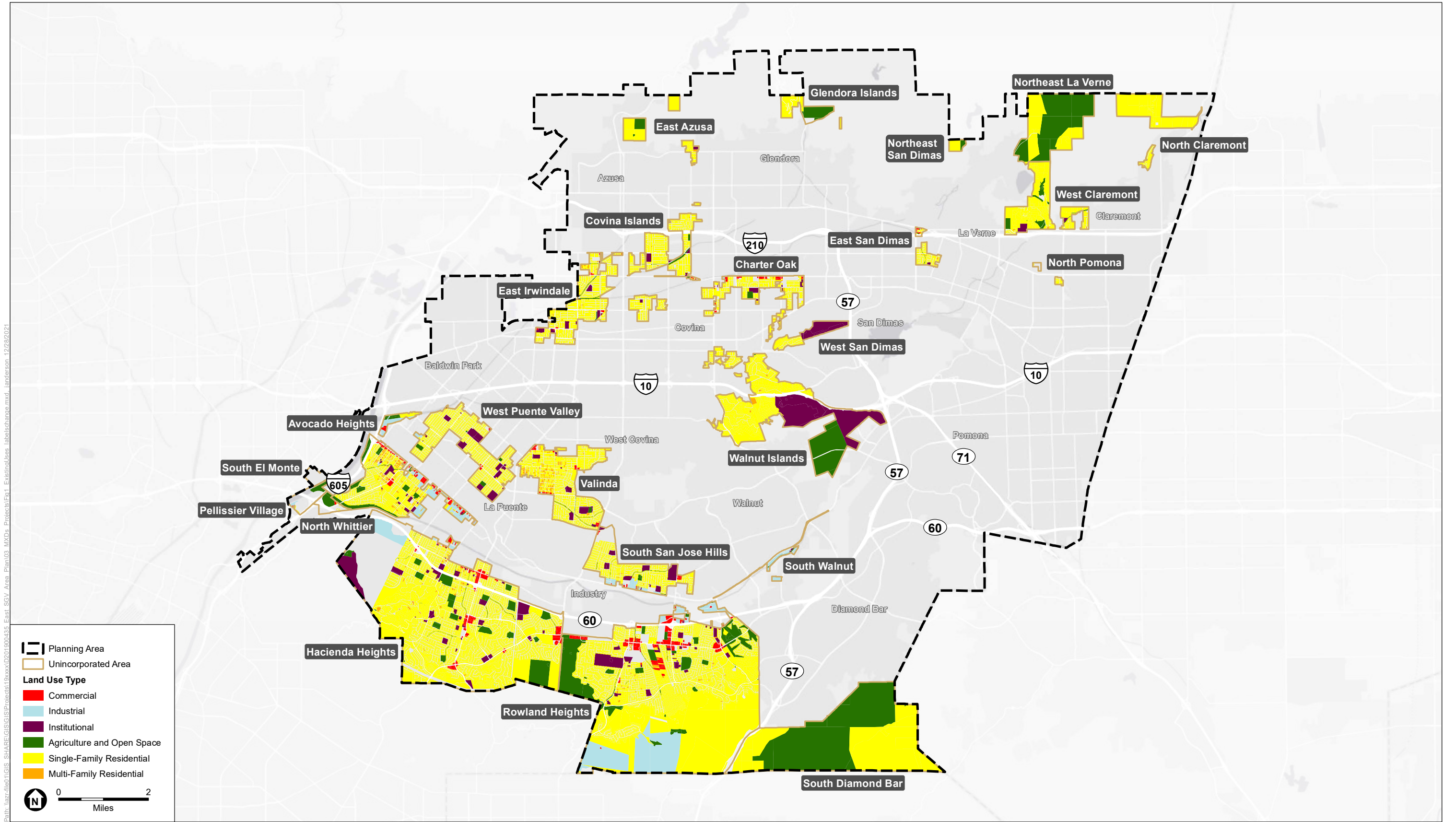
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Very truly yours,

Mi Kim  
Supervising Regional Planner



SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Mark Cochrane, Co-Chairperson  
Serrano Nation of Mission Indians  
P. O. Box 343  
Patton, CA, 92369  
serranonation1@gmail.com

Dear Chairperson Cochrane:

**COUNTY OF LOS ANGELES SENATE BILL 18  
REQUEST CONSULTATION ON TRADITIONAL TRIBAL CULTURAL PLACES  
FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
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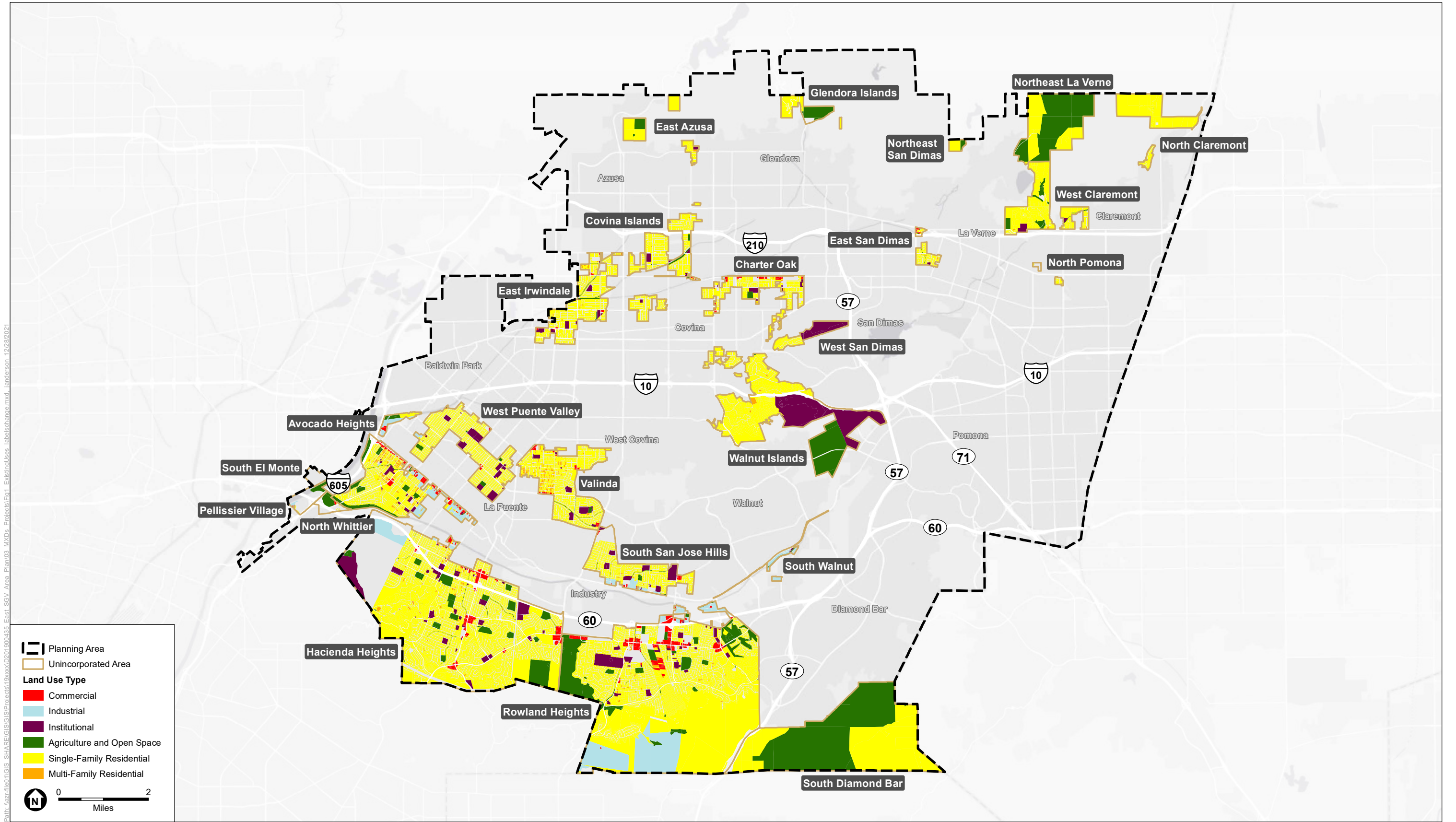
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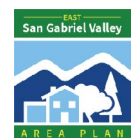
Mi Kim  
Supervising Regional Planner



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SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Robert Dorame, Chairperson  
Gabrielino Tongva Indians of California Tribal Council  
P.O. Box 490  
Bellflower, CA, 90707  
gtongva@gmail.com

Dear Chairman Dorame:

**COUNTY OF LOS ANGELES SENATE BILL 18  
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FOR LOS ANGELES COUNTY EAST SAN GABRIEL VALLEY AREA PLAN (ESGVAP)  
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# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
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**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Robert Martin, Chairperson  
Morongo Band of Mission Indians  
12700 Pumarra Road  
Banning, CA, 92220  
abrierty@morongo-nsn.gov

Dear Chairman Martin:

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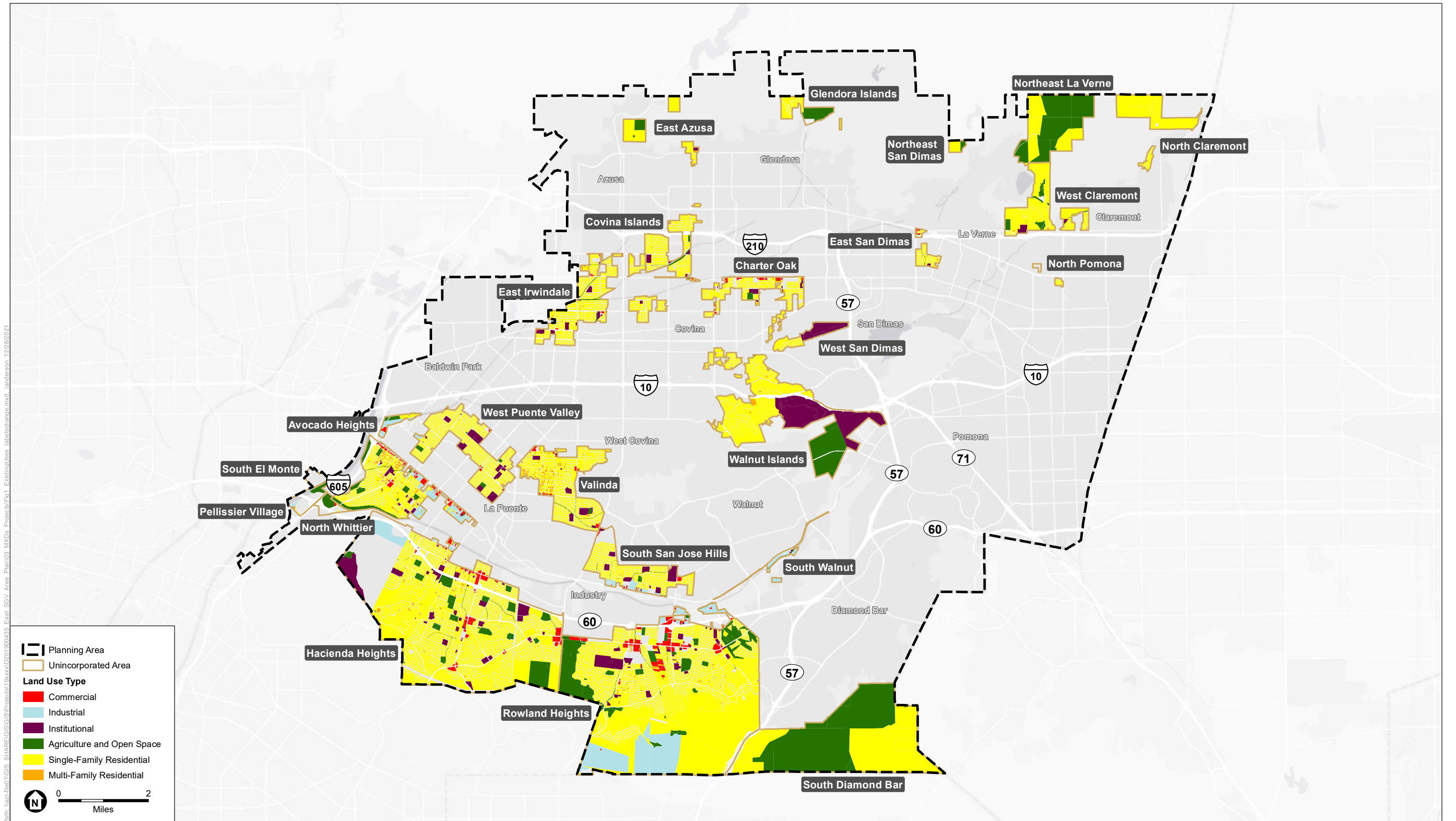
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SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Sandonne Goad, Chairperson  
Gabrielino /Tongva Nation  
106 1/2 Judge John Aiso St., #231  
Los Angeles, CA, 90012  
sgoad@gabrielino-tongva.com

Dear Chairperson Goad:

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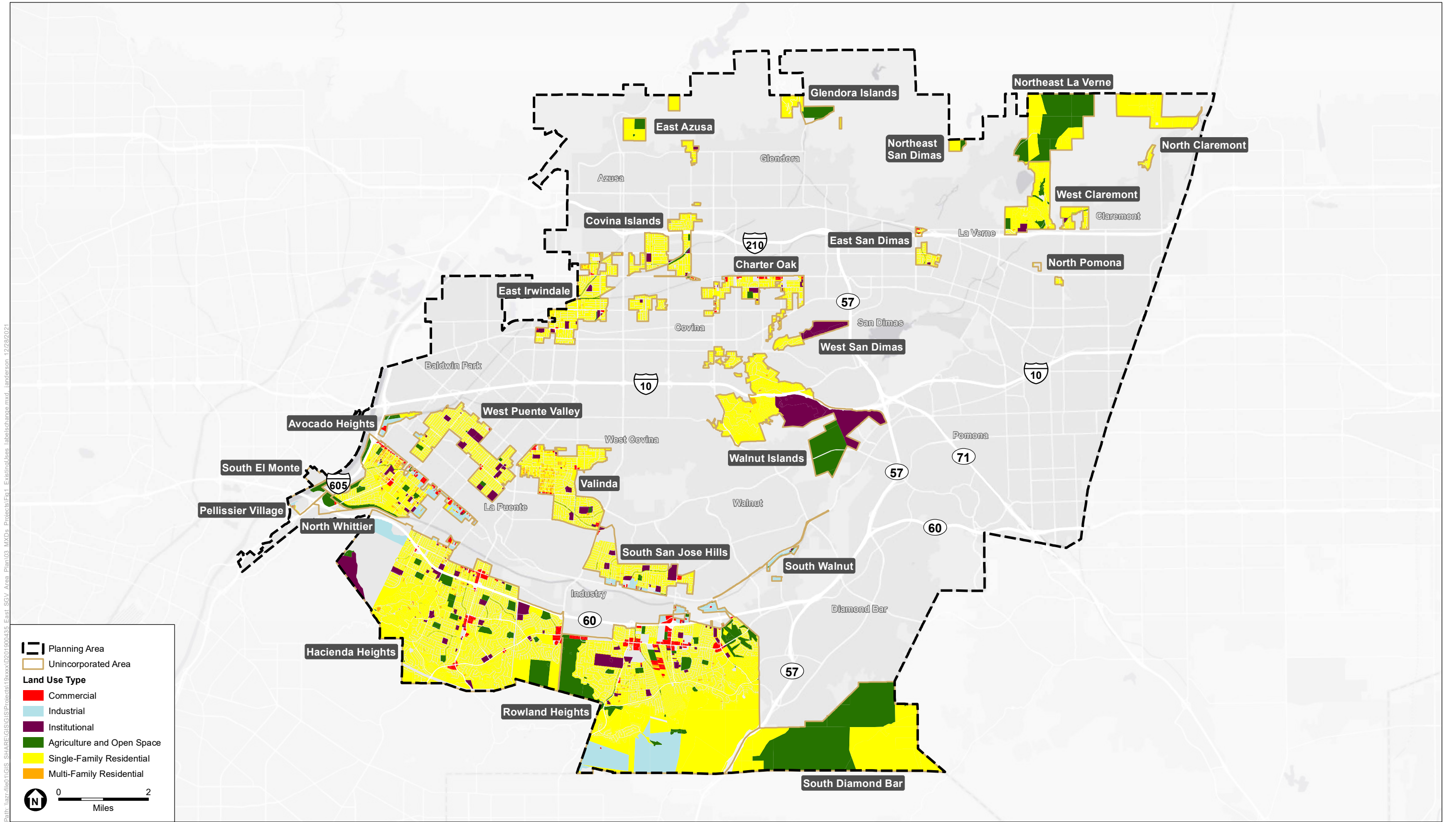
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East San Gabriel Valley Area Plan



**Figure 1**  
Existing Land Uses



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

February 4, 2022

Wayne Walker, Co-Chairperson  
Serrano Nation of Mission Indians  
P. O. Box 343  
Patton, CA, 92369  
serranonation1@gmail.com

Dear Chairperson Walker:

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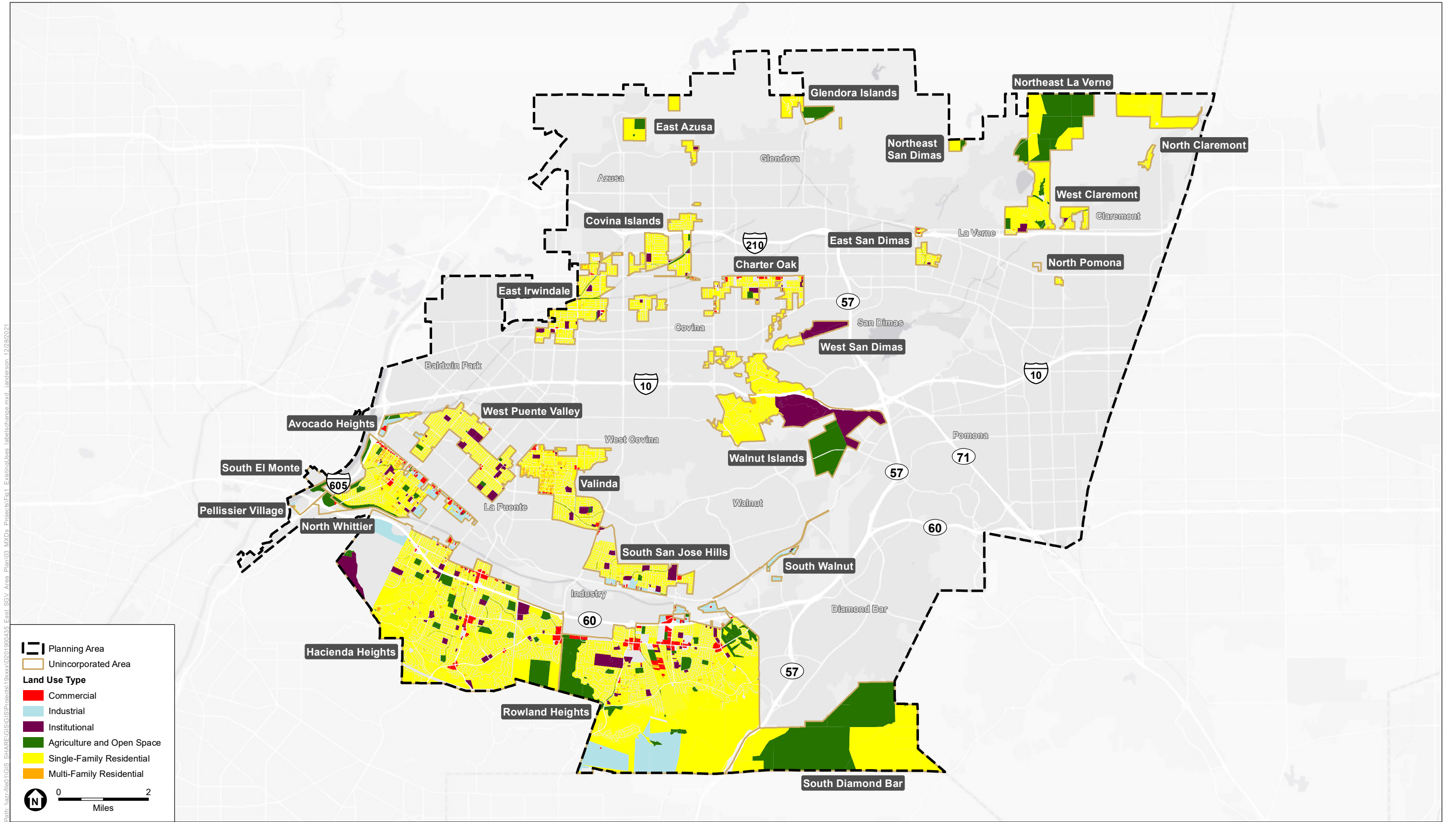
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