

# CHAPTER 1

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## Introduction

### 1.1 Overview

This Final Program Environmental Impact Report (PEIR) has been prepared by the County of Los Angeles (County) for the West San Gabriel Valley Area Plan (WSGVAP or Project). This Final PEIR has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended (Public Resource Code Section 21000 et seq.), and the State CEQA Guidelines (California Administrative Code Section 15000 et seq.).

According to the State CEQA Guidelines Section 15132, the Final EIR shall consist of the following:

- a) The Draft EIR or a revision of the Draft EIR;
- b) Comments and recommendations received on the Draft EIR, either verbatim or in summary;
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR;
- d) The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- e) Any other information added by the lead agency.

In accordance with these requirements, this document incorporates the information required by State CEQA Guidelines Section 15132, including responses to comments received on the Draft PEIR and revisions to the Draft PEIR document, dated June 2024 (SCH #2023110351).

### 1.2 Format of the Final PEIR

This document is organized as follows:

- **Chapter 1: Introduction.** This chapter provides a brief introduction of the contents of this Final EIR, the CEQA requirements, and the public review process.
- **Chapter 2: Responses to Comments.** This chapter provides the written comment letters received by the Lead Agency during the public comment period and individual responses to the comments.
- **Chapter 3: Additions and Corrections to the Draft PEIR.** This chapter contains the corrections and additions made to the Draft PEIR based on the comments received from the responding agencies and the public or as initiated by the Lead Agency.
- **Chapter 4: Mitigation Monitoring and Reporting Program.** This chapter provides the Mitigation Monitoring and Reporting Program (MMRP), which identifies the mitigation measures that will be implemented for future projects as appropriate. The MMRP identifies the mitigation measure, the

implementing party, timing of implementation, the entity responsible for enforcement and the responsible monitoring agency.

### **1.3 Public Review Process**

The County of Los Angeles circulated a notice of preparation (NOP) for the Project to the State Clearinghouse, trustee agencies, responsible agencies, and other interested parties for a 39-day public review starting on November 14, 2023, and ending on December 22, 2023. The County of Los Angeles received four comment letters in response to the NOP. A public scoping meeting was held virtually, online via Zoom Webinar, on December 14, 2023, to collect oral and written comments from agencies and the public.

The Draft PEIR was provided to the State Clearinghouse and in compliance with CEQA was circulated for a 45-day public review period from June 27, 2024, to August 12, 2024. The County of Los Angeles held a virtual public meeting, online via Zoom Webinar, on July 18, 2024. Following the public review period and public meeting, written responses were prepared on all comments received, and these comments and responses are incorporated into this Final PEIR.

As the lead agency, before approving the Project, the County's Board of Supervisors must certify the Final PEIR as adequate and completed in accordance with CEQA. The County must also review and consider the information contained in the Final PEIR, including all supporting documents, before considering approval of the Project. The County will certify the Final PEIR using independent judgment and analysis. In consideration of the findings of the Final PEIR, the County will approve the Project or an alternative thereof through a written Finding of Fact and a Statement of Overriding Consideration for each identified significant adverse environmental impact and any significant and unavoidable impact identified in the Final PEIR. Due to some Project impacts found to be significant, the County will adopt mitigation measures that either avoid or reduce those impacts to less than significant levels, where feasible. These mitigation measures are identified in Chapter 4, *Mitigation Monitoring Reporting Program*, of this Final PEIR. Dates of public hearings will be published and officially noticed in accordance with all legal requirements. If the Project is approved, the County will file a notice of determination (NOD) with the Governor's Office of Planning and Research, State Clearinghouse within 5 working days of project approval.