

**NOTICE OF COMLETION AND AVAILABILITY OF A DRAFT  
PROGRAM ENVIRONMENTAL IMPACT REPORT AND PUBLIC MEETING FOR THE  
WEST SAN GABRIEL VALLEY AREA PLAN**

The County of Los Angeles (County) is the lead agency pursuant to the California Environmental Quality Act (CEQA) for the proposed project identified below. The purpose of this Notice of Availability (NOA) is to notify agencies and the general public that a Draft Program Environmental Impact Report (PEIR) has been prepared to evaluate the potential environmental effects of the proposed project and to solicit comments on the scope and content of the PEIR.

**DATE:** June 27, 2024  
**PROJECT NAME:** West San Gabriel Valley Area Plan  
**PROJECT NUMBER:** Project No. 2023-003982  
**PERMIT NUMBERS:** Advanced Planning Case No. RPPL2023005880  
Environmental Assessment No. RPPL2023005884  
General Plan Amendment No. RPPL2023005882  
Ordinance No. RPPL2024002630  
Zone Change No. RPPL2023005883  
State Clearinghouse No. 2023110351

**PROJECT LOCATION:** Unincorporated communities of Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, Whittier Narrows, and South El Monte Island.

**PROJECT DESCRIPTION:** The West San Gabriel Valley Area Plan (WSGVAP) is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the WSGV Planning Area. The WSGVAP is intended to respond to local planning issues, guide long-term development, foster harmonious and coordinated growth balanced with natural preservation, improve connectivity and walkability, generate a thriving business friendly region while enhancing sustainability in the built and natural environments, and ensure equitable decision-making throughout the WSGV Planning Area. Area-wide and community-specific goals, policies, and implementation programs are established for the WSGVAP to support these objectives. The WSGVAP would execute these goals primarily through, but not limited to, the following Project components: a General Plan Amendment to establish the WSGVAP as part of the General Plan, consisting of land use, mobility, conservation and open space, public services and facilities, economic development, and historic preservation elements; changes to land use and zoning designations to accommodate targeted growth, provide consistency, and preserve natural resource areas; and, an amendment to Title 22 (County Planning and Zoning Code) to implement the goals and policies of the WSGVAP through the establishment of a Planning Area Standards District (PASD) and updates to or reorganization of existing community standards districts (CSDs).

**POTENTIAL ENVIRONMENTAL EFFECTS:** As presented in the Draft PEIR, the proposed Project would result in significant and unavoidable impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, and Transportation. The Draft PEIR evaluated potentially significant environmental effects of the proposed project, identified feasible mitigation measures to lessen such impacts, and identified a range of reasonable alternatives to the proposed project. The Draft PEIR included analysis on the following environmental topics not expected to result in any significant impacts: Agriculture/Forestry Resources, Energy, Geology/Soils, Greenhouse Gas (GHG) Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

**PUBLIC REVIEW PERIOD:** The public comment period associated with the release of this NOP will commence on **Thursday, June 27, 2024**, and end on **Monday, August 12, 2024**. Comments may be sent no later than 5:00PM on August 12, 2024 to Los Angeles County Department of Regional Planning, Attention: Evan Sensibile, 320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012, or emailed to [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov). All correspondence received shall be considered a public record.

**NOTICE OF PUBLIC MEETING:** The County will conduct one virtual public meeting to present the project and receive comments on the PEIR. The public meeting will be held virtually, online via Zoom Webinar on **Thursday, July 18, 2024, starting at 6:00 PM**. **The link to the virtual public meeting can be found on the project webpage at [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/).**

**DOCUMENT AVAILABILITY:** The NOA is available for public review online in English, Spanish, and Chinese at [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/) or [planning.lacounty.gov/environmental-review/public-notice/](http://planning.lacounty.gov/environmental-review/public-notice/) (under “Advance Planning Projects”)

**PROJECT WEBSITE:** For more information about the project, visit the West San Gabriel Valley Area Plan website: [planning.lacounty.gov/long-range-planning/wsgvap/](http://planning.lacounty.gov/long-range-planning/wsgvap/)

**Si necesita más información por favor llame al (213) 974-6427 o visite [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/).**

**如果您有任何疑問請致電 (213) 974-6427 或請參閱項目官网 或造訪 [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/).**