

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

PROJECT NO. PRJ2023-003982  
ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884  
ADVANCE PLANNING CASE NO. RPPL2023005880  
GENERAL PLAN AMENDMENT NO. RPPL2023005882  
ZONE CHANGE NO. RPPL2023005883  
ORDINANCE NO. RPPL2024002630  
STATE CLEARINGHOUSE NO. 2023110351

In accordance with the California Environmental Quality Act (CEQA), the County of Los Angeles (County), as Lead Agency, has filed a Notice of Completion and Availability (NOA) of a Draft Program Environmental Impact Report (Draft PEIR) for the West San Gabriel Valley Area Plan (Project). The Draft PEIR has been prepared in conformance with CEQA (Public Resources Code Section 21000, et seq.). This notice provides agencies, organizations, and other interested parties with a summary of the Project and its location, the potential environmental effects, information regarding the availability of the Draft PEIR for public review, and the timeframe for submitting comments on the Draft PEIR.

**PUBLIC REVIEW PERIOD:** The formal public review period for the Draft PEIR begins on June 27, 2024, and ends on August 12, 2024, at 5pm, providing a 45-day public review period as required under CEQA. All comments received by the closing of the public review period will be included in the Final Program Environmental Impact Report (Final PEIR) along with the County's written responses. When submitting written comments, please reference the Project name and number and include your contact information. Any comments provided should identify specific topics of environmental concern. Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with this Project when responding.

Email is the preferred form of communication; however, you may also direct your written comments via U.S. Postal Services to:

Evan Sensibile, Regional Planner  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012  
Tel: (213) 974-6425  
Fax: (213) 626-0434  
[wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov)

**NOTICE OF PUBLIC MEETING.** Consistent with Assembly Bill 361, which allows teleconference provisions for local agency public meetings, the County will conduct a virtual Public Meeting to inform the public and interested agencies about the Project and solicit oral and written comments regarding the environmental issues addressed in the Draft PEIR. All interested parties are invited to attend the virtual meeting to discuss environmental issues addressed in the Draft PEIR. The Public Meeting will involve a presentation reviewing the proposed Project, the environmental review process, and schedule. The Project's public meeting will be held virtually, online via Zoom Webinar on **Thursday, July 18<sup>th</sup> at 6:00 PM.**

**The link below will take you to the virtual Public Meeting Webpage with instructions on joining the meeting: [[planning.lacounty.gov/long-range-planning/wsgvap/documents/](https://planning.lacounty.gov/long-range-planning/wsgvap/documents/)]**

Spanish and Chinese interpretation services will be provided during the meeting. If interpretation for another language or special accommodation pursuant to the Americans with Disabilities Act are desired, please submit a request to [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov) or (213) 974-6425 at least seven days in advance of the meeting.

**PROJECT LOCATION:** The West San Gabriel Valley (WSGV) Planning Area is one of the County's 11 Planning Areas identified in the General Plan. The WSGV Planning Area encompasses 23.2 square miles within the southeast portion of Los Angeles County and is bound by the Cities of Glendale and Los Angeles to the west; the San Gabriel Mountains and the Angeles National Forest to the north; the Cities of Azusa, Irwindale, and West Covina to the east; and the City of Pico Rivera to the south. The WSGV Planning Area includes the following nine unincorporated communities: 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. Collectively, these communities are referred to as the "WSGV Communities." The WSGV Planning Area and its associated communities are identified in **Figure 1, Regional Location with WSGV Communities**.

**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. The WSGVAP provides a comprehensive planning vision for the nine unincorporated communities in the WSGV Planning Area addressed in six community-specific planning elements: Land Use Element; Mobility Element; Conservation and Open Space Element; Public Services and Facilities Element; Economic Development Element; and Historic Preservation Element. Each element establishes area-wide goals, policies, and implementation programs that apply to the entire WSGV Planning Area. The WSGVAP also includes the West San Gabriel Valley Unincorporated Communities Chapter, Implementation Programs and Actions Chapter, and the Planning Area Standards District (PASD).

The WSGVAP updates and incorporates the existing Altadena Community Plan into the Area Plan. The East Pasadena-East San Gabriel, La Crescenta-Montrose, Altadena, Chapman Woods, and South San Gabriel Community Standards Districts (CSDs) are being updated, reorganized and consolidated into the PASD of the Area Plan. The new areawide standards in the PASD support the Area Plan's goals and policies related to conserving natural and scenic resources.

The Project also includes the amendment of the General Plan, updates to the zoning map in the WSGV Planning Area, and other amendments as described below:

**General Plan Amendment No. RPPL2023005882.** The General Plan Amendment would establish the WSGVAP as part of the General Plan. The WSGVAP establishes goals and policies for the 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. The WSGVAP includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use; Mobility; Conservation and Open Space; Public Services and Facilities; Economic

Development; and Historic Preservation; West San Gabriel Valley Unincorporated Communities Chapter, with additional goals, policies, and implementation actions that are community-specific, addressing planning issues that are unique to a particular geographic community that cannot be addressed through areawide goals, policies, and implementation program;

- Update and incorporation of the existing Altadena Community Plan into the WSGVAP as a community chapter;
  1. Updates to the land use policy map which, at the minimum:
  2. Incorporate the proposed land use policy changes as identified in the Housing Element;
  3. Maintain consistency between zoning and land use policy;
  4. Redesignate certain residential and commercial areas to facilitate additional housing and local-serving businesses;
  5. Decrease land use intensity in areas with hazards and natural resources and in the wildland urban interface (WUI); and
  6. Convert community plan land use categories to utilize the universal land use legend established by the General Plan in 2015.
- Update the land use policy map which, at the minimum:
  1. Incorporates the proposed land use policy changes as identified in the Housing Element;
  2. Corrects inconsistencies between zoning and land use policy;
  3. Redesignates certain residential and commercial areas to increase housing and local-serving businesses;
  4. Preserves natural resources and limits impacts from future development in hazard areas, WUI areas, and areas within or adjacent to natural resources.

**Zone Change No. RPPL2023005883.** The WSGVAP amends Title 22 (Planning and Zoning Code) to:

- Update the zoning map for the Project area to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for the County.
- Rezone certain A-1 parcels that are not currently used for agricultural purposes to R-A (Residential Agricultural), R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space), rezone certain areas identified for growth primarily along commercial corridors and major roadways as well as within select areas near commercial corridors and transit with existing low residential density.
- Rezone hazard areas, WUI areas, and areas within or adjacent to natural resource areas to preserve these areas and to limit impacts from future development.

**Ordinance No. RPPL2024002630.** The WSGVAP amends Title 22 (Planning and Zoning Code) to implement the goals and policies of the Area Plan to improve walkability of neighborhoods, create communal space, improve community character and design, increase neighborhood greening, increase access to transit, and promote land use compatibility. The proposed amendments to Title 22:

- Assess, update, revise, or reorganize the following existing CSDs: East Pasadena-East San Gabriel, Chapman Woods, La Crescenta-Montrose, Altadena, and South San Gabriel, to bring them into conformance with the goals and policies of the Area Plan and/or reorganize the CSDs into the WSGVAP's PASD.
- Establish the WSGVAP PASD to reorganize development standards that are applicable to the unincorporated communities in the WSGV Planning Area under one division and establish new planning areawide standards and/or community-specific standards. The PASD includes, but is not limited to, the following:

- Significant Ridgelines requirements;
- Biological Resources requirements;
- Parking requirements (e.g., screening, orientation, oversize vehicles, loading spaces)
- Specific to commercially zoned parcels:
  - Façade composition;
  - Roof design/screening
  - Architectural elements
  - Entrance design
  - Articulation
  - Windows
  - Mechanical equipment screening
  - Exterior lighting
  - Signage
  - Building height limits for Commercial and Mixed-Use Zones.

The WSGVAP is analyzed for full buildout by 2045. Implementation of the WSGVAP is anticipated to facilitate approximately 10,874 new housing units, 25,954 new residents, and 16,243 new jobs within the WSGV Planning Area over the next 20 years. For the WSGVAP's growth strategy, land use and zoning modifications include increasing densities along commercial corridors and major roadways, as well as in select areas near commercial corridors and transit with low existing residential density. These changes aim to create more defined community centers with neighborhood-serving small business commercial uses integrated with mixed-use development along existing commercial corridors. In addition to these areas of focused growth, land use and zoning modifications also focus on improving and maintaining existing infrastructure, creating multi-purpose community-serving spaces and other amenities in communities, promoting urban greening, and attracting and supporting local businesses.

In addition, to support the WSGVAP's preservation strategy, the proposed land use and zoning modifications reduce land use densities and development intensities in areas with hazards or within or adjacent to natural resources and in WUI areas. Preservation land use and/or zoning modifications are focused along the northern boundary of the WSGV Planning Area in the unincorporated WSGV communities of Altadena, Kinneloa Mesa, and La Crescenta-Montrose. Preservation land use and zoning modifications are intended to preserve sensitive natural resources and large open spaces, reduce development in areas with geologic hazards, and decrease wildfire risk in the WUI.

**SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS:** The Draft PEIR identifies the following Project impacts to be significant and unavoidable, even with implementation of feasible mitigation measures: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, and Transportation.

The Draft PEIR identifies impacts in the following resource areas that are not expected to result in any significant environmental impacts, including with applicable mitigation measures incorporated: Agriculture and Forestry Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral

Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

**DOCUMENT AVAILABILITY:** A digital copy of the Draft PEIR is available on the Project website at: [planning.lacounty.gov/long-range-planning/wsgvap/documents/](https://planning.lacounty.gov/long-range-planning/wsgvap/documents/) or [planning.lacounty.gov/environmental-review/public-notice/](https://planning.lacounty.gov/environmental-review/public-notice/) (under “Advance Planning Projects”)

A printed copy of the Draft PEIR and the Public Hearing Draft of the WSGVAP are also available for public review by appointment during normal business hours at the Los Angeles County Department of Regional Planning’s main office (320 W. Temple Street, Los Angeles, CA 90012) starting on **Thursday, June 27, 2024**.

A hard copy of this notice, with electronic copy of the Draft PEIR and Public Hearing Draft of the WSGVAP are also available at the following public libraries:

Altadena Library	600 E. Mariposa Street	Altadena, CA	91001
Altadena Library - Bob Lucas Branch	2659 Lincoln Avenue	Altadena, CA	91001
Hastings Library	3325 E Orange Grove Boulevard	Pasadena, CA	91107
La Crescenta Library	2809 Foothill Boulevard	La Crescenta, CA	91214
Lamanda Park Library	140 S Altadena Drive	Pasadena, CA	91107
Montrose Library	2465 Honolulu Ave.	Montrose, CA	91020
South El Monte Library	1430 North Central Ave.	South El Monte, CA	91733
El Monte Library	3224 Tyler Ave	El Monte, CA	91731
Duarte Library	1301 Buena Vista Street	Duarte, CA	91010
San Gabriel Library	500 S Del Mar Avenue	San Gabriel, CA	91776
Montebello Library	1550 W Beverly Boulevard	Montebello, CA	90640
Temple City Library	5939 Golden West Avenue	Temple City, CA	91780

The hours of operation at each library may vary. Please refer to the County library website to confirm this information before visiting: [lacountylibrary.org/](https://lacountylibrary.org/).

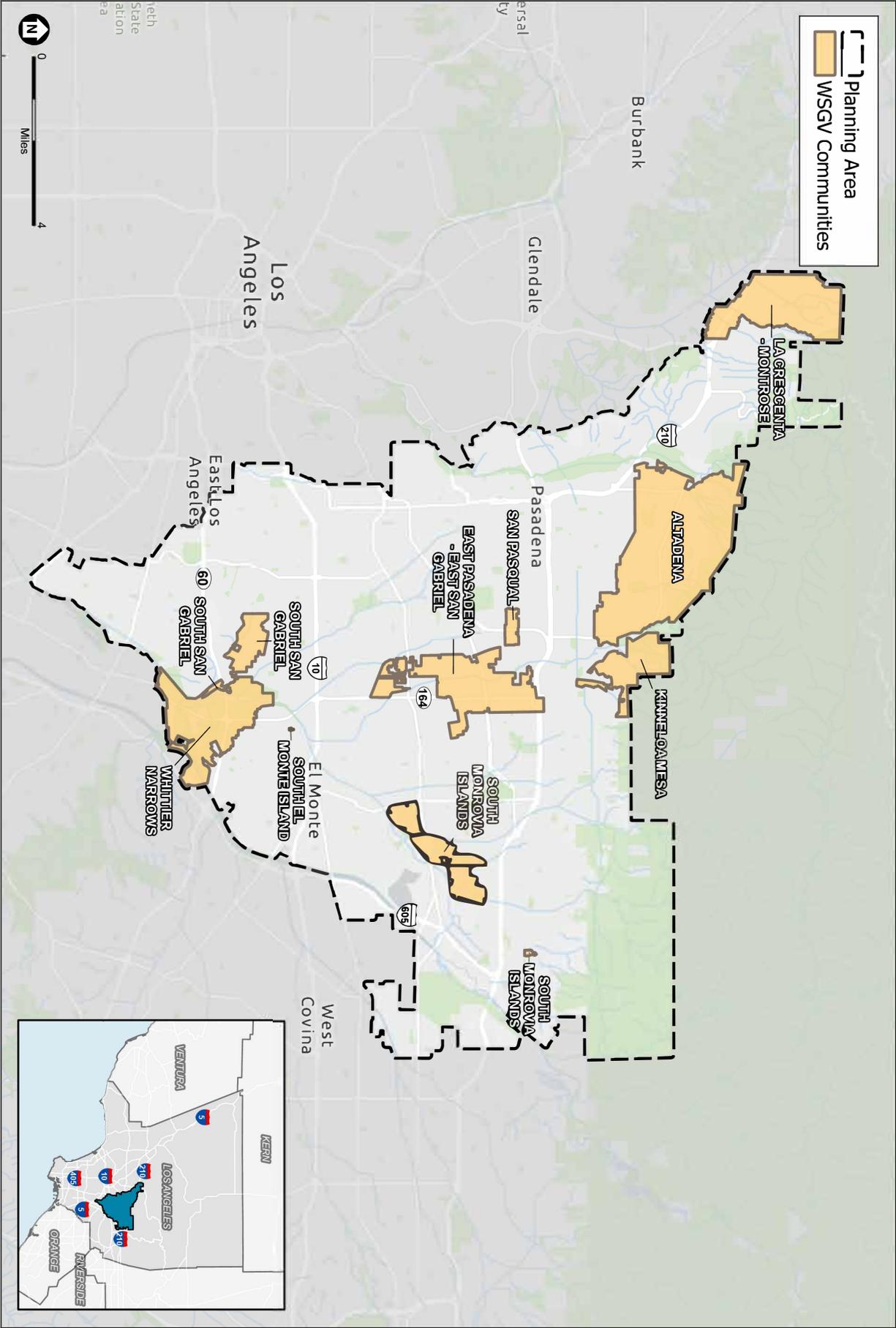
Thank you for your participation in the environmental review of the WSGVAP. Visit the WSGVAP website for more information: [planning.lacounty.gov/long-range-planning/wsgvap/](https://planning.lacounty.gov/long-range-planning/wsgvap/).

For more information about the West San Gabriel Valley Area Plan and Programmatic Environmental Impact Report (PEIR) visit: [planning.lacounty.gov/long-range-planning/wsgvap/documents/](https://planning.lacounty.gov/long-range-planning/wsgvap/documents/) or email [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov) or call (213) 974-6425 and leave a message. To view the Notice of Availability (NOA) online, including a Spanish and Chinese versions of the NOA, please visit: [planning.lacounty.gov/long-range-planning/wsgvap/](https://planning.lacounty.gov/long-range-planning/wsgvap/) or [planning.lacounty.gov/environmental-review/public-notice/](https://planning.lacounty.gov/environmental-review/public-notice/).

Para obtener más información y mantenerse informado sobre el Plan del Área Oeste del Valle de San Gabriel (WSGVAP) y el Borrador del Informe Programático de Impacto Ambiental (Draft Program Environmental Impact Report) visite: [planning.lacounty.gov/long-range-planning/wsgvap/](https://planning.lacounty.gov/long-range-planning/wsgvap/).

[planning/wsgvap/documents/](https://planning.lacounty.gov/documents/) o envíe un correo electrónico a [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov) o llame al (213) 974-6427 y deje un mensaje. Para ver el aviso de disponibilidad (Notice of Availability – NOA) en línea, incluyendo una versión del NOA en español, por favor visite: [planning.lacounty.gov/long-range-planning/wsgvap/](https://planning.lacounty.gov/long-range-planning/wsgvap/) o [planning.lacounty.gov/environmental-review/public-notice/](https://planning.lacounty.gov/environmental-review/public-notice/).

有關 West San Gabriel Valley 地區規劃和環境影響報告(PEIR)的更多資訊, 請造訪 : [planning.lacounty.gov/long-range-planning/wsgvap/documents/](https://planning.lacounty.gov/long-range-planning/wsgvap/documents/), 或傳送電子郵件至 [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov), 或致電(213) 974-6427並留言。如需線上查看 NOA (包括和中文版本的可查閱通知) · 請造訪 : [planning.lacounty.gov/long-range-planning/wsgvap/](https://planning.lacounty.gov/long-range-planning/wsgvap/) 或 [planning.lacounty.gov/environmental-review/public-notice/](https://planning.lacounty.gov/environmental-review/public-notice/)。



SOURCE: Los Angeles DPR, 2023; ESA, 2023.

West San Gabriel Valley Area Plan

### Regional Location with WSGV Communities

