

NOTICE OF AVAILABILITY AND COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HOPE GARDENS PROJECT

Los Angeles County Department of Regional Planning (“LA County Planning”), acting in the capacity of “Lead Agency” under Los Angeles County’s (“County’s”) Environmental Guidelines, Chapter III, Section 304, has filed a “Notice of Completion and Availability” of a Draft Environmental Impact Report (“EIR”) for the Hope Gardens Project (“Project”). This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (“CEQA”), as amended; Public Resources Code, Section 21000 et seq.; and the “Guidelines for Implementation of the California Environmental Quality Act” (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 et seq., (including Section 15160).

PROJECT INFORMATION

Project Title:	HOPE GARDENS PROJECT	
Public Review Period:	Monday, July 7, 2025 to Monday, September 8, 2025	
Project Site:	12249 Lopez Canyon Road, unincorporated Kagel/Lopez Canyon community	
Project Number:	2020-000397-(5)	
Permit Number:	Conditional Use Permit No. RPPL2020000694 Oak Tree Permit No. RPPL2020000706 Environmental Assessment No. RPPL2020003232	
State Clearinghouse No.	2022060277	
General Plan Land Use	RL1 – Rural Land 1	A-2-2 (Heavy Agricultural – Two Acre
Designation/Zoning:	(Maximum 1 dwelling unit per one gross acre)	Minimum Required Lot Area) Zone
Applicant:	Union Rescue Mission	

SITE DESCRIPTION

The Project Site, which encompasses 77.4 gross acres, is located at 12249 Lopez Canyon Road in unincorporated Los Angeles County (“County”), in the southern foothills of the San Gabriel Mountains, adjacent to the Angeles National Forest, in an area known as Kagel/Lopez Canyon. The Project Site is associated with Assessor’s Parcel Numbers (“APN”) 2846-001-017, -018, -019, and -020. Project development would be located on a portion of the Project Site encompassing approximately one acre near the rear northeast corner of the Project Site on APN 2846-001-017 (“Development Site”). **Figure 1, Regional Location and Vicinity Map**, below, provides the Project Site and Development Site boundaries in the context of the surrounding community and jurisdictions.

PROJECT DESCRIPTION

The Project proposes to increase the on-site maximum residential capacity from 300 to 525 residents consisting of single women and their children (less than 18 years old) and senior citizen women formerly experiencing homelessness, and the demolition of the existing one-story, approximately 22,470-square-foot Sequoia Lodge at the Project's Development Site and construct a new, larger multi-use building (hereinafter the "New Sequoia Building") to accommodate the residential capacity increase as well as increase the ability to provide support services and life skills training for residents as they transition from homelessness to a position of financial stability to provide for their own housing.

The proposed New Sequoia Building would include three stories plus a main ground floor basement (owing to the topography and slope of the Development Site) encompassing approximately 106,410 square feet of building space and a covered parking structure in the ground floor basement. The average building height of the proposed New Sequoia Building would be 39 feet tall as measured from the first floor's finished floor elevation, and up to 44 feet tall to the top of the stairwells at the northern and southern portions of the building. Given the slope in the southern portion of where the New Sequoia Building is proposed to be sited, the main ground floor basement, which would be in the sloped southern portion, would be 12 feet below the first-floor elevation. The proposed design of the New Sequoia Building is intended to draw inspiration from the color palette of the surrounding oak woodlands and reflect the Project's location in a mountainous canyon.

The proposed building would consist of 117 living units, supportive services, reception area, case manager area, counseling offices, administrative offices, security office, dental/medical examination rooms, daycare center, computer lab, classroom, multipurpose room, kitchen, communal dining, and an open-air courtyard in the center of the building. As the Project would demolish the existing 25-living unit Sequoia Lodge, a total of 92 net living units would be added to the Project Site for a campus-wide total of 213 living units to accommodate up to 525 women and children (a maximum capacity increase of 225) formerly experiencing homelessness. The typical housing unit would be 371 square feet. Each living unit would include a bathroom, but kitchens are not included in any living units. Senior citizen women living at Sequoia Lodge at the time of construction would be temporarily housed in a vacant living unit on-site, then rehoused in the New Sequoia Building upon completion.

The healthcare clinic and behavioral health offices would be on the main ground floor. Administration offices, guest common areas, outdoor courtyard, daycare, computer classroom and 12 living units would be on the first floor. An outdoor garden terrace and 53 living units would be on the second floor. Guest common areas, outdoor garden terrace, and 52 living units would be on the third floor. All food services for residents would be provided in the first-floor dining room. At present, the most staff on site at any one time is 20

employees, and the Project is anticipated to add approximately 30 more employees during the peak for a total of 50 employees during peak daytime shift.

The proposed partially subterranean parking structure on the main ground floor basement would provide parking for 22 spaces for staff and visitors, which includes four Americans with Disabilities Act (ADA) spaces. The parking basement would provide enclosed storage for 11 long-term bicycle parking spaces as well as racks for six short-term bicycle parking spaces. Ten (10) surface parking spaces would be reconstructed along the western side of the building just before the fire truck turnaround. In total, 32 parking spaces would be provided in or adjacent to the New Sequoia Building. The existing parking spaces located elsewhere within the Project Site would continue to be used for staff and general parking for a campus-wide post-Project total of 96 parking spaces.

Development Site improvements also include new paving and resurfacing of internal roadways and hardscapes around the proposed building footprint for circulation and building access as well as widen an existing on-site bridge that is accessed from Lopez Canyon Road adjacent to the New Sequoia Building as per County Fire Department emergency access requirements.

The area that would be demolished and disturbed is approximately 80,000 square feet in area, which includes the existing 22,470-square-foot Sequoia Lodge and driveways, walkways, parking area, and grading associated with the New Sequoia Building and access. Demolition, grading, bridge widening, and underground utilities are expected to take 10 months to complete, while building construction from foundations to occupancy is expected to take 24 months to complete, for a total construction period of 34 months. Grading would consist of approximately 3,200 cubic yards of cut and fill that would be balanced on site; no hauling would be required.

ENTITLEMENTS REQUESTED

Conditional Use Permits ("CUP"): To continue to operate and expand the existing maximum residential capacity of on-site transitional housing from 300 to 525 single women and their children (less than 18 years old) and senior women formerly experiencing homelessness within the A-2-2 Zone. Adult residential facilities having seven or more persons are defined in the County Code Section 22.24.030 as uses requiring a CUP in the A-2-2 zone.

Discretionary Oak Tree Permit: To authorize the removal of four protected non-heritage-sized oak trees and encroachment into the Tree Protected Zones of 12 protected non-heritage-sized oak trees. The Oak Tree Permit requires replacement of removed oak trees at a 2:1 ratio and also includes requirements for protection of oaks that remain during construction. County Code Section 22.174.030 prohibits damaging or removing oak trees unless an oak tree permit is first obtained.

SUMMARY OF ANTICIPATED ENVIRONMENTAL IMPACTS

The Project would result in a significant and unavoidable environmental impact related to cultural (historic) resources. All other environmental factors, including Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire, would result in less than significant impacts or less than significant impacts with mitigation.

PUBLIC HEARING

A public hearing on the proposed Project and EIR will be scheduled before the Regional Planning Commission (“RPC”) at a time and date to be determined subsequent to the close of the Draft EIR public review period. The RPC public hearing will be properly noticed when the hearing date is confirmed.

PUBLIC REVIEW PERIOD & DOCUMENT AVAILABILITY

To ensure public access to the Draft EIR, a paper copy of the document is available for review at the following locations during normal business hours:

- San Fernando Library at 217 North Maclay Avenue, San Fernando, California 91340
- LA County Planning San Gabriel Valley Office at 125 S Baldwin Avenue, Arcadia, CA 91007

The Draft EIR can also be viewed or downloaded at the following website:
<https://bit.ly/HopeGardensEIR>



Written comments must be received or postmarked on or before Monday, September 8, 2025. All written comments received by the closing of the public review period will be considered in the Final EIR. Written comments can be provided in any of the following ways:

Mail: Los Angeles County Dept of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Jolee Hui (Foothills DSA)

E-mail (preferred method):

jhui@planning.lacounty.gov

Should you have any questions, please call (213) 893-7011. Para asistencia en español, por favor de contactar el Departamento de Planning y comunicarse con Jolee Hui al jhui@planning.lacounty.gov.

Figure 1, Regional Location and Vicinity Map

