

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: August 3, 2023

MEETING DATE: 8/9/2023 AGENDA 7
ITEM:

PROJECT NUMBER: 2020-000612-(1,5)

PROJECT NAME: East San Gabriel Valley Area Plan

PLAN NUMBER(S): Advance Planning Case No. RPPL2021013047,
General Plan Amendment No. RPPL2022003554,
Zone Change No. RPPL2022003557,
Environmental Assessment No. RPPL2022003550

SUPERVISORIAL DISTRICT: 1, 5

PROJECT LOCATION: East San Gabriel Valley Planning Area

PROJECT PLANNER: Mi Kim, Supervising Regional Planner
mkim@planning.lacounty.gov

1. On July 27, 2023, LA County Planning staff ("Staff") received a letter from the Wildlife Corridor Conservation Authority in support of the East San Gabriel Valley Area Plan policies to focus housing growth in areas with access to transit and to reduce the potential residential land use intensity of the Puente Hills west of State Route 57. They also stated their support for certification of the FEIR.
2. On August 2, 2023, the City of San Dimas sent a letter recommending a change in land use and zoning designation for a property located in Charter Oak (APN: 8401021062) near the intersection of Arrowy Hwy and Valley Center Ave. The City recommend a change to H18 and R-2 instead of MXD and CG. Staff had determined that the revision is consistent with the Project's objectives. This revision was documented in the Staff Analysis (pg. 8, Draft Plan/Ordinance Updates).

SHAPING
TOMORROW

PROJECT NO. 2020-000612-(1,5)
ADVANCE PLANNING CASE NO. RPPL2021013047
GENERAL PLAN AMENDMENT NO. RPPL2022003554
ZONE CHANGE NO. RPPL2022003557
ENVIRONMENTAL ASSESSMENT NO. RPPL2022003550

August 9, 2023
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Report

Reviewed By:



Mi Kim, Supervising Regional Planner

Report

Approved By:



Connie Chung, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Letter from Wildlife Corridor Conservation Authority (7/27/23)
EXHIBIT B	Letter from City of San Dimas (8/2/23)

WILDLIFE CORRIDOR CONSERVATION AUTHORITY

570 WEST AVENUE 26, SUITE 100, LOS ANGELES, CALIFORNIA 90065

TELEPHONE: (310) 589-3230

FAX: (310) 589-2408

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July 26, 2023

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

**East San Gabriel Valley Area Plan Final Environmental
Impact Report Comments
Support for Downzoning of Aera LLC 2,614 Acres to RL 40
Project No. 2020-000612 Advance Planning Case No.
RPPL2021013047 Environmental Assessment No.
RPPL2022003550
GPA No. RPPL2022003554 --- ZC No. RPPL2022003557**

Dear Regional Planning Commissioners:

The Wildlife Corridor Conservation Authority (WCCA) was formed to work towards a viable habitat linkage system between the Whittier Hills and the Cleveland National Forest. The 2,614-acre Aera LLC property within the subject Plan Area plays a fundamental and an outsized ecological roll in this goal to maintain that base level of regional habitat connectivity. WCCA applauds the County's recognition of the biological value of this property. This ownership is the heart of the Puente Hills Significant Ecological Area (SEA). There is substantial biological evidence in the record regarding the regional significance of the subject property. The property is now also habitat for the evolutionarily significant southern California mountain lion population, a candidate threatened species under CESA.

With the proposed Aera LLC property zone changes to an across-the-board designation of Rural Land 40 (RL 40) for the area west of the 57 freeway, the County manages to preserve critical habitat and simultaneously to significantly increase housing in the Plan Area by upzoning property near transit. The downzoning of the Aera LLC property is in the greater public interest. It will not result in any adverse environmental impacts, only permanent public benefits. WCCA supports certification of the FPEIR for East San Gabriel Valley Area Plan and all actions necessary to ensure the re-zoning of Aera LLC property west of the 57 freeway to one unit per 40 acres.

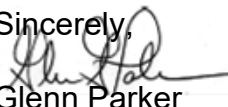
Sincerely,

Glenn Parker
Chairperson

Exhibit B

Adrine Arakelian

From: Luis Torrico <ltorrico@sandimasca.gov>
Sent: Wednesday, August 2, 2023 10:30 AM
To: Mi Kim
Cc: Luis Torrico
Subject: Notice of Public Hearing and consideration of a Final Environmental Impact Report for East San Gabriel Valley Area Plan _ Comments

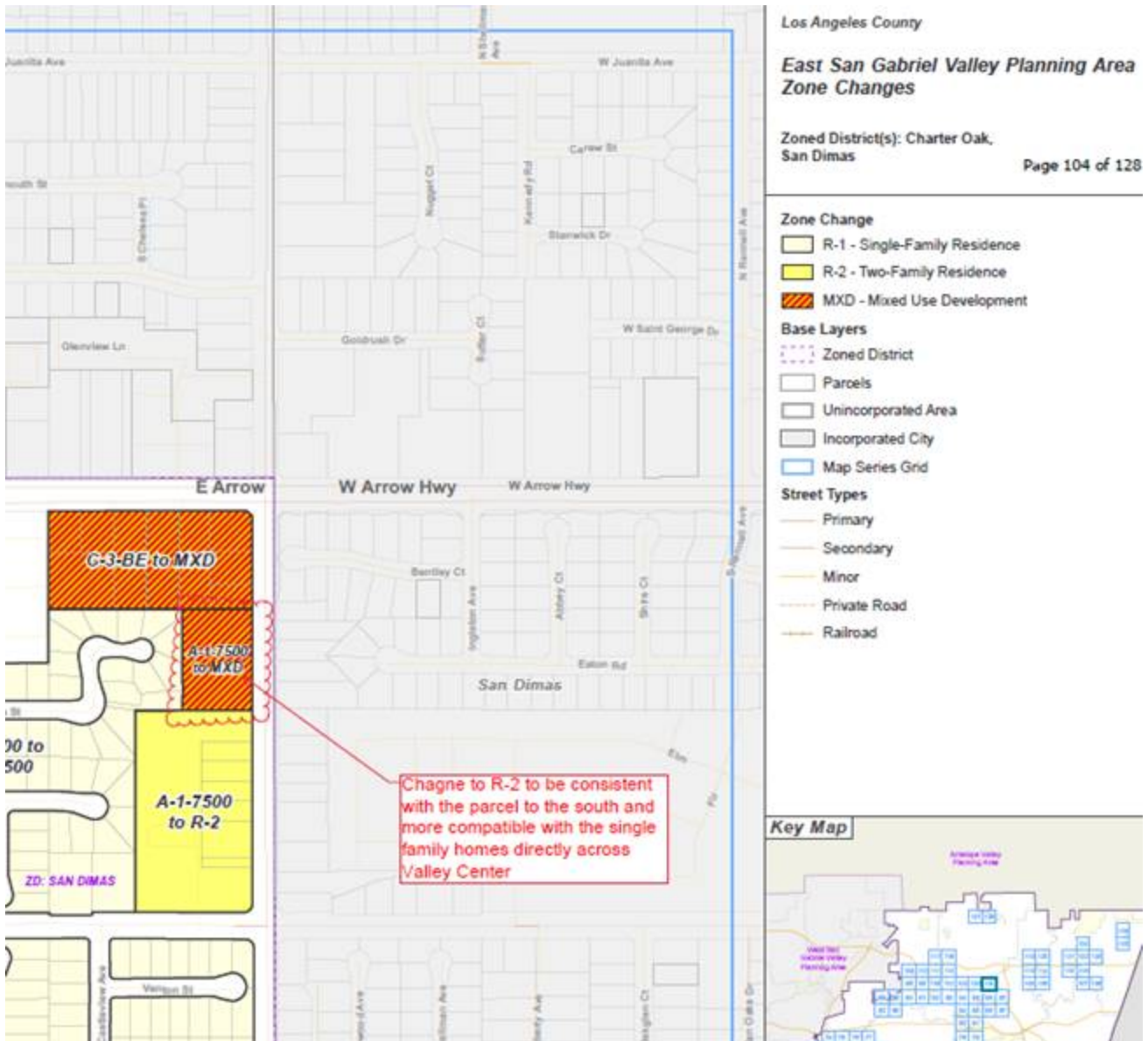
CAUTION: External Email. Proceed Responsibly.

Hello Mi,

This is a follow up to the previous comment letters the City of San Dimas submitted on May 31, 2022 and April 12, 2023. The following comments are being submitted to be part of the public record:

1. APN 8401-021-062 is located directly across the street from single family residential homes. Changing the land use designation to Commercial and the zoning designation to Mixed Use would be inconsistent with the existing single family homes across Valley Center and with the single family homes south of the subject site. The City recommends that the land use designation be changed to H18 and the zoning designation to be changed to R-2 to be consistent with the parcel to the south and more compatible with the single family homes directly across the street and south of the subject site.

Thank you



Luis Torrico

Planning Manager | City of San Dimas

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www.sandimasca.gov

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