NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
City of West Covina 2016 General Plan Update and Downtown Plan and Code

DATE: September 13, 2016

TO: State Clearinghouse, Trustee Agencies, Organizations and Interested Parties

LEAD AGENCY: City of West Covina

PROJECT TITLE: City of West Covina General Plan Update and Downtown Plan and Code

As the Lead Agency overseeing this project's environmental review, the City of West Covina has initiated the preparation of an Environmental Impact Report (EIR) to determine the nature and extent of the proposed project's potential impact on the surrounding environment. Pursuant to Sections 15086 and 15087, Title 14, California Code of Regulations, this Notice is given to advise interested parties that the City has completed a Draft Environmental Impact Report (DEIR) for the proposed project described above and that the DEIR is available for public review. The project description, location, and the potential environmental effects appear below.

PROJECT LOCATION: The City of West Covina General Plan Update (PlanWC) encompasses the geographic limits of the City of West Covina, Los Angeles County, California. The Downtown Plan encompasses the area between Glendora Avenue and Cameron Avenue and between the San Bernardino Freeway and Walnut Creek Wash.

PROJECT DESCRIPTION: The proposed project is comprised of the following:

General Plan Amendment No. 14-03	General Plan Update General Plan Map Update Housing Element Revision
Zone Change No. 16-01	Downtown Plan
Code Amendment No. 16-01	Downtown Code Revisions to Municipal Code

The proposed project includes a comprehensive update of the City's General Plan, which has not been comprehensively updated since 1985. The General Plan has been reorganized and reformatted, with updated goals and policies that reflect the community's vision of West Covina that

the General Plan seeks to achieve. The General Plan Land Use Map has also be updated. The General Plan Land Use map (see attached) reflects the community's vision to direct the majority of new growth to the Downtown area, where development pressures are the greatest and change is desired. Housing and job growth is targeted to strategic areas along corridors and neighborhood centers.

PlanWC includes the following eight Elements:

- Our Natural Community
- Our Prosperous Community
- Our Well Planned Community
- Our Accessible Community
- Our Resilient Community
- Our Healthy and Safe Community
- Our Active Community
- Our Creative Community

Among the goals of PlanWC and the Downtown Plan and Code are the following:

- Direct new growth to the downtown area where development pressures are the greatest and change is desired, while protecting stable residential areas. This strategy is referred to as "Downtown First."
- Target housing and job growth in strategic areas along key transportation corridors.
- Encourage pedestrian-oriented mixed-use development in Downtown, while providing vibrant public spaces and gathering places.
- Preserve existing open spaces, improve the quality of natural resources, and improve access to open space.
- Maintain and monitor West Covina's fiscal health by reinforcing West Covina's brand as a great place to Live, Work and Play in the San Gabriel Valley, and nurturing local businesses and attracting non-retail jobs.
- Design streets that provide safe access for all users—pedestrians, cyclists, public transit users, and motorists—of all ages and abilities, while also being in harmony with the area's history, environmental resources, and overall aesthetic.
- Support development patterns and support systems that yield a resilient low-carbon built environment.
- Create environments that encourage safe and healthy lifestyles and maximize the opportunities for physical activity.
- Become a vibrant cultural center by weaving the arts and local heritage into everyday life.
- Enhance the value of fitness and celebrate healthy living; improve the existing condition of public open spaces and facilities to encourage use; and acquire, develop, and maintain quality public open spaces and trails.

West Covina includes many different kinds of places, with very different characters. Accommodating new growth requires either designing changes to match the character of the area or carefully and intentionally changing the character of key locations.

PlanWC contains a description of the different land use planning designations for West Covina, and the equivalent transect zone. The transect zones provide a framework to describe a broad but continuous range of environments for human habitation and activity. The transect zones reflect how intensely land is used, and how placement and scale of buildings, the type of streets, presence and width of sidewalks should reinforce the character of the area.

The allocation of separate land use designations evolves to a geography of places that address "form and character" of the place. PlanWC informs the nature of intended change in different areas. The basic organizing place types for areas designated for growth are neighborhoods, districts and corridors. The majority of new growth will be directed to the downtown district and the corridors. The level of change ranges from reinvestment in existing buildings and minor improvements to utility infrastructure and the public realm, to the occasional infill development that completes the prevalent development pattern.

This rigorous and principled approach to planning establishes the regulatory geography and sets the stage for coding. The Downtown Plan and accompanying form-based Code's regulatory framework seamlessly carries the logic of good design and sound planning from the scale of a building, lot and block to the scale of neighborhood, community, and city, seeking to form consensus around and establish a common image for Downtown West Covina as a livable, healthy and economically vibrant center for the community. The Downtown Plan and Code will guide public funding and seek to attract private investments. The central theme of PlanWC is Downtown First. As the Downtown Plan and Code and PlanWC were prepared and adopted simultaneously, the two documents are entirely consistent with each other.

The Development Code implements the Downtown Vision and Goals and Policies. The prescriptive standards in the Development Code ensure that new development projects exhibit the highest standards of urban design, architecture, and landscaping at the scale of neighborhood, block, lot, and building according to the Transect. The Downtown vision's form is compact, walkable, and mixed use. The urban form is intended to be inviting, comfortable, safe, and ecologically resilient. The Development Code allows a mix of uses within a walkable environment so driving is an option, not a necessity to meet every day needs.

The Downtown Code provides all requirements for development and land use activity within the boundaries identified in the Code (see attached). Except as specifically referenced within the Downtown Code, the West Covina Municipal Code requirements in place prior to the adoption of the Downtown Code would be replaced by the requirements of the Downtown Code within these boundaries.

POTENTIAL ENVIRONMENTAL EFFECTS:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

REVIEW PERIOD: As specified by the State CEQA Guidelines, the Draft Environmental Impact Report will be available for public comment for a 45-day review period. The public comment period for the Draft Environmental Impact Report will begin on September 13, 2016 and end on November 1, 2016. **Comments may be submitted, in writing, by 5:00 p.m. on November 1, 2016.**

Please send your response to:

Jeff Anderson, Planning Director
City of West Covina
1444 West Garvey Avenue South
West Covina, CA 91790
Jeff.Anderson@westcovina.org

Materials related to the proposed project and the Draft EIR are available for review at the City of West Covina Planning Department, West Covina City Hall, 1444 West Garvey Avenue South, West Covina, CA 91790. These materials can also be viewed online at:

http://www.westcovina.org/departments/planning/environmental-documents or at

http://www.planwc.org/index.html

This Notice of Availability, and the EIR, are also available at the Police Department (1444 W. Garvey Avenue) and the West Covina Library (1601 West Covina Parkway).

If you wish to challenge the action(s) taken on the request(s), you may be limited to raising only those issues, which you (or someone else) raised orally at this public hearing listed below, or in written correspondence received by the City at or before the hearing. Written responses received by the Wednesday preceding the date listed below will be included with the staff report for review by the Commissioners. The purpose of the meeting is to solicit input on the content of the environmental analysis included in the Draft EIR and to review the General Plan Amendment No. 14-03, Zone Change No. 16-01 and Code Amendment No. 16-01.

THE PLANNING COMMISSION PUBLIC HEARING WILL BE HELD:

PLACE: West Covina City Hall
1444 West Garvey Avenue South
City Council Chambers - Level One
DATE: November 22, 2016
TIME: 7:00 p.m.

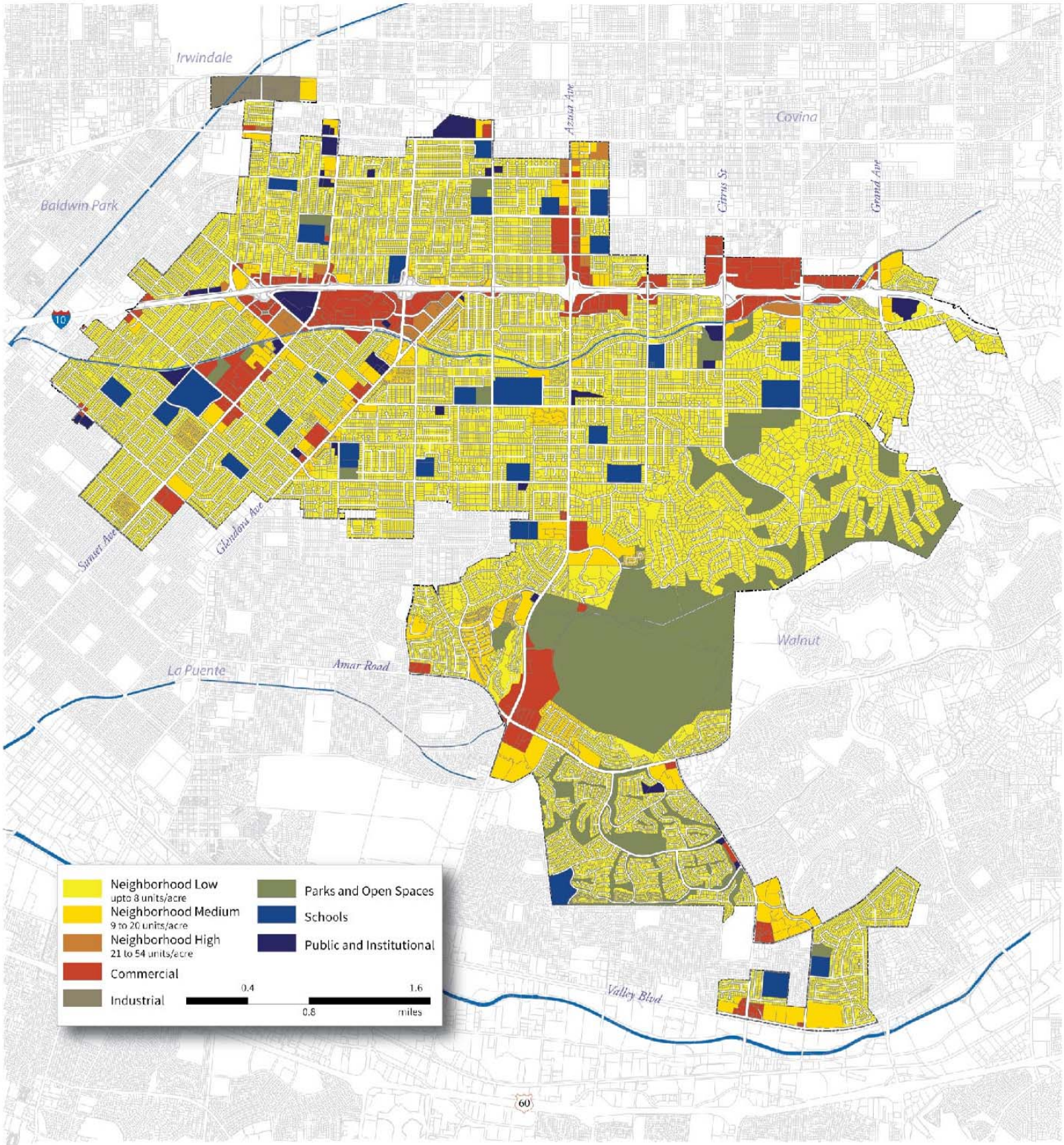
Date September 13, 2016

Signature _____

Name Jeff Anderson

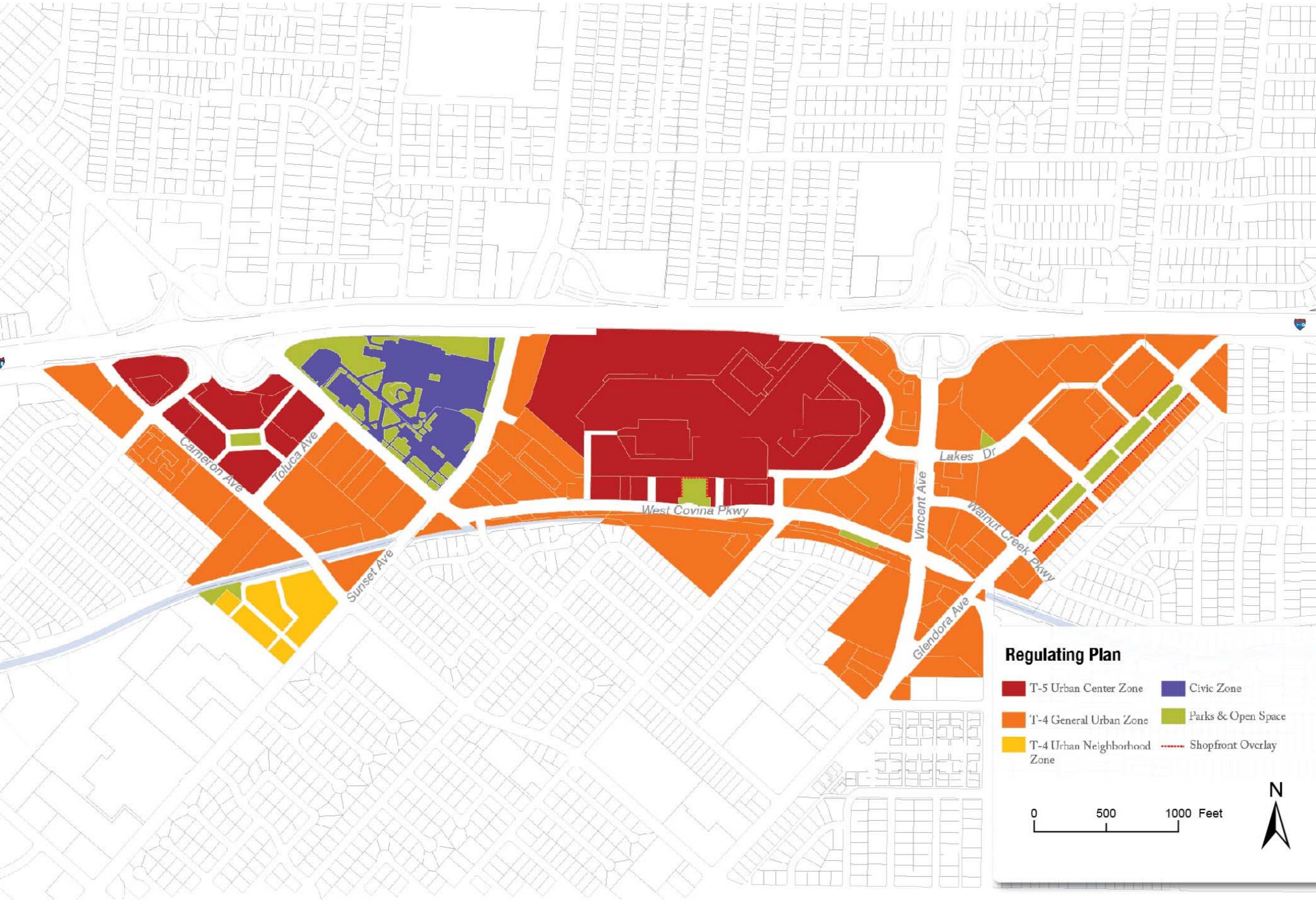
Title Planning Director, City of West Covina

Telephone (626) 939-8422



Source: City of West Covina
August 2016

Plan WC Land Use Map



Downtown Plan and Code Regulating Plan